

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received AUG 18 1983

date entered

1. Name

historic

and/or common Walnut Park Historic District

2. Location

street & number Walnut Place ^{AND} Walnut Avenue not for publication

city, town Syracuse vicinity of

state New York code county Onondaga code

3. Classification

Category ☒ district ☐ building(s) ☐ structure ☐ site ☐ object	Ownership ☐ public ☒ private ☐ both Public Acquisition ☐ na in process ☐ na being considered	Status ☒ occupied ☐ unoccupied ☒ work in progress Accessible ☐ yes: restricted ☒ yes: unrestricted ☐ no	Present Use ☐ agriculture ☐ commercial ☒ educational ☐ entertainment ☐ government ☐ industrial ☐ military	☒ museum ☒ park ☒ private residence ☒ religious ☐ scientific ☐ transportation ☐ other:
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4. Owner of Property

name see continuation sheet

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Onondaga County Courthouse

street & number 401 Montgomery Street

city, town Syracuse state New York

6. Representation in Existing Surveys

title Local Inventory has this property been determined eligible? yes ☒ no

date 1980 federal state county ☒ local

depository for survey records Landmarks Association of Central New York

city, town Syracuse state New York

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date

NA

Describe the present and original (if known) physical appearance

The Walnut Park Historic District is located on University Hill overlooking the city of Syracuse to the immediate northeast of the Syracuse University campus. The district consists of Walnut Park, a three-block linear park space and twenty large freestanding structures, eleven on Walnut Place and nine on Walnut Avenue. The twelve-acre district is bounded by Waverly Avenue on the south and Harrison Street on the north and by the rear property lines of structures on Walnut Avenue and Walnut Place on the east and west respectively. Boundaries were drawn to include properties which face on the Park with the exception of Waverly Avenue and Harrison Street where properties are modern and out of scale or extremely altered. The district is surrounded by modern development as the university continues to expand. Two structures on Walnut Avenue at the extreme north end of the park (701, 703) are situated on large parcels of land which extend to Comstock Avenue. The other structures, all situated on smaller plots, are equally set back from the park. The facade lines and spacing are somewhat consistent across the length of the park creating an even rhythm with few interruptions. There are three non-contributing structures in the district at 809 and 905 Walnut Avenue and 112 Walnut Place.

The park itself creates the image of a community "village green," laid out in 1870, the park is a simple, rectangular green space bisected by city streets in two places. Once landscaped with large shade trees, the unfortunate Dutch Elm blight swept through the park in the 1950's. Most of the trees were replaced in 1972 through the efforts of students who raised over \$1,000 for new plantings on the park. These trees are now beginning to reach maturity, restoring the atmosphere originally enjoyed on Walnut Park.

The seventeen contributing buildings in the district were all constructed between 1897-1930. They consist of large, freestanding residences between two and three stories in height. The majority of the structures were constructed of brick, some with stone or stucco trim, and there are several examples of wood-frame construction with clapboard or shingle siding.

Stylistically, most of the residences were designed in the various revival styles popular at the turn of the century. There are many examples of the Georgian Revival (104, 200, 206, 210, 310 Walnut Place) and several examples of the Colonial Revival (208, 308 Walnut Place, 803 Walnut Avenue), with most of the remainder exemplifying the Tudor Revival (306 Walnut Place, 803, 901 Walnut Avenue), Jacobethan Revival (701 Walnut Avenue), and Chateausque (703 Walnut Avenue) styles.

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WALNUT PLACE

- 104 Syracuse University:
"Cultural Center"
104 Walnut Place
Syracuse, New York 13210
- 112 St. Thomas More Chapel
112 Walnut Place
Syracuse, New York 13210
- 200 Kappa Phi Delta Fraternity
200 Walnut Place
Syracuse, New York 13210
- 206 Syracuse University:
"Erie Cottage"
206 Walnut Place
Syracuse, New York 13210
- 208 Beta Theta Pi Fraternity
208 Walnut Place
Syracuse, New York 13210
- 210 Pi Beta Phi Sorority
210 Walnut Place
Syracuse, New York 13210
- 300 Delta Delta Delta Sorority
300 Walnut Place
Syracuse, New York 13210
- 304 Syracuse University:
"Blackwell Cottage"
304 Walnut Place
Syracuse, New York 13210
- 306 Kappa Alpha Theta Sorority
306 Walnut Place
Syracuse, New York 13210
- 308 Alpha Phi Sorority
308 Walnut Place
Syracuse, New York 13210
- 310 Syracuse University
"Student Government Building"
310 Walnut Place
Syracuse, New York 13210

WALNUT AVENUE

- 701 Syracuse University:
"Chancellor's Residence"
701 Walnut Avenue
Syracuse, New York 13210
- 703 Phi Delta Theta Fraternity
703 Walnut Avenue
Syracuse, New York 13210
- 705 Alpha Chi Omega Sorority
705 Walnut Avenue
Syracuse, New York 13210
- 801 Delta Tau Delta Fraternity
801 Walnut Avenue
Syracuse, New York 13210
- 803 Gamma Phi Beta Sorority
803 Walnut Avenue
Syracuse, New York 13210
- 809 Lambda Chi Alpha Fraternity
809 Walnut Avenue
Syracuse, New York 13210
- 901 Delta Gamma Sorority
901 Walnut Avenue
Syracuse, New York 13210
- 905 Delta Phi Epsilon Sorority
905 Walnut Avenue
Syracuse, New York 13210
- 901 Tau Epsilon Phi Fraternity
901 Walnut Avenue
Syracuse, New York 13210

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Several buildings clearly reflect the transition from the eclectic architectural styles popular in the decades immediately preceding the development of Walnut Park to the more restrained, classically inspired designs of the early twentieth century. The house at 304 Walnut Place, constructed in 1899 is characterized by the asymmetrical placement of porches and windows and a variety of surface planes and textures; however, its decoration is classical in derivation. Another example of transitional design is at 907 Walnut Avenue. On this structure, constructed in 1906, an exterior shingle covering (especially the undulating rhythm of shingles used in the front gable) and projecting semi-circular turrets recall the Shingle style of the 1880's, while the symmetrical plan, full-height multi-paned windows and fluted pilasters are features associated with the Georgian Revival.

Other structures, constructed earlier, were altered after 1900 with the addition of the more popular neo-classical design features and decorative details. Examples are at 210 Walnut Place, renovated to its present appearance in 1920, 308 Walnut Place, which received a front addition in c.1915 and 300 Walnut Place, updated with the addition of a portico in 1923.

The district is unified by the regular siting of the residences around the park, the similar size and scale of the buildings and their generally symmetrical plans and uniform setbacks. In addition, although the styles of individual buildings vary, the district as a whole is characterized by the use of classically inspired design motifs and decorative details: columns, pilasters Palladian-inspired windows, pedimented gables and dormers, doorways with transoms and side-lights and Adamesque swags distinguish many of the residences in Walnut Park, contributing to the visual coherence and distinctive architectural quality of the neighborhood.

The buildings in the Walnut Park Historic District are all now related to Syracuse University. While the majority of the structures are now fraternity and sorority houses, others serve such functions as the Chancellor's Residence, the Student Activities Center, and the Catholic Chapel. Although a few have been poorly maintained, most of the buildings are extremely well preserved. In the case of the Alpha Phi Sorority House at 308 Walnut Place, a complete interior restoration to the original likeness is expected to begin in the summer of 1983.

While the character of surrounding areas has changed with university development and expansion, the park has had few direct intrusions. It remains as a preserved microcosm of the general character once associated with the entire University Hill area. The following is an annotated list of the structures located in the district with a description of each:

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<u>Street & No.</u>	<u>Date of Constr.</u>	<u>Historical Data and Description</u>
104 Walnut Pl.	c.1900	2½ story, hip roof, Georgian Revival style house; tan Roman brick with flat arch openings and corbeled corners to create pilasters with stone Ionic capitols; 3 bay, center entrance front facade with centered 3-sided bay window projecting at second floor; decorated frieze; front entrance porch supported by Tuscan columns; large shingled dormer at third floor with two round-topped windows with intersecting, arched mullions and arch and keystone hood molds; interior with lion's head molding and oak staircase, bookcases, and fireplace mantels.
200 Walnut Pl.	c.1900	2½ story, steep hip roof, Georgian Revival style house; wood-framed with clapboard siding; 3 bay, center entrance front facade with centered 3-sided bay window projecting at second floor; Ionic order pilasters and wide denticulated entablature windowheads; 3 dormers at third floor with larger center dormer with neo-Palladian window and low gable with cornice returns, flanking smaller dormers with pedimented gable and 20-pane casement windows; interior entrance foyer with oak staircase and coffered ceiling; originally a private residence, a fraternity since 1970.
206 Walnut Pl.	c.1900	2½ story, hip roof, brick, Georgian Revival style house with 3 bay center entrance front facade; front, open porch supported by Doric columns; centered, neo-Palladian bay window projecting from second floor decorated with neo-Adamesque swags; single third floor dormer with denticulated, pedimented gable and decorated with elaborate cartouche; interior with oak, Ionic pilasters, and blue delft tiled fireplaces; originally a private residence, later a fraternity, now student housing.
208 Walnut Pl.	c.1900	2½ story, steep hip roof, Colonial Revival style house; renovated to present appearance with front addition c.1930; side leaded-glass, cross-hatched windows with Keck stained-glass windows.

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|----------------|--------|--|
| 210 Walnut Pl. | c.1897 | 2½ story, hip roof, brick, Georgian Revival style house; renovated to present appearance c.1920; center entrance with leaded-glass sidelights and transom flanked on each side by large, rectangular bay windows; interior with third floor "smoking room" with knotty pine paneling; built as residence of Bishop Huntington, later became men's club and then Pi Beta Phi Sorority house. |
| 300 Walnut Pl. | 1903 | 3 story, low hip roof, tan Roman brick house; front projecting, double-story entrance portico supported by six Doric columns; 3 bay front facade with four-part center entrance of leaded-glass sidelights and fanlight; two large flanking, full-height 8 over 12 double-hung windows; wide, shouldered architrave window and door heads; wide, denticulated frieze below roof line with intruding segmental arch windows; side facade with small entrance porch supported by two Tuscan columns; first floor windows with flat arches, second floor with round arches; built as entertaining house for Denison family, then owned by Delta Delta Delta sorority. |
| 304 Walnut Pl. | 1899 | 2½ story, gable roof, wood-frame residence; clapboard and shingle siding; 3 bay, center entrance front facade with four-part recessed entrance of double doors and beveled and cut leaded crystal sidelights and fanlight; front projecting entrance porch with denticulated fascia and supporting Ionic columns; 3 bay second floor with single, center double-hung window flanked by recessed wood panels and Ionic pilasters; flanking paired, double-hung windows also with Ionic pilasters and fanned panels recessed in small, round-top dormers; three individual dormers at gable with round-top windows with intersecting, arched mullions and enriched by scallop and swag motif ornament; house marks change in popular style from Queen Anne to Georgian Revival exhibiting characteristics of both; built as residence for George Bond, later became a sorority, now student housing. |

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- 306 Walnut Pl. 1928 2½ story, brick and stucco, slate, gable roof, Tudor Revival style sorority house; symmetrical front facade with center, stepped, stone arch entry flanked by 2 bay windows at first floor and with half-timbered, projecting gable in upper floors; side bay, with cross-hatched windows; significant interior features include ceiling beams, staircase, and other woodwork; designed by Marjorie Wright for Kappa Alpha Theta.
- 308 Walnut Pl. 1898 2½ story, Colonial Revival style house; Flemish gable roof capping brick end walls incorporating chimneys; expansive five-bay, shingled front facade with center recessed-arched, four-part entrance of leaded-glass sidelights and stained-glass fanlight bearing sorority coat of arms; first floor with multi-pane double-hung windows capped by decorative arch motif; heavy denticulated cornice under roof line with five segmental arch dormers above; interior with stained-glass memorial window in west end of house designed by J&R Lamb of New York in 1896; fireplace mantels with neo-Adamesque details; den with original knotty pine paneling; originally a private residence, then Alpha Phi Sorority house.
- 310 Walnut Pl. c.1925 2½ story, hip roof, late Georgian Revival style building; Flemish bonded brick with flat stone lintels; front projecting double-story portico supported by four Tuscan columns; 3 bay front facade with four-part center entrance decorated with swan's neck broken pediment, flanked by two sets of multi-pane double doors; built as Sigma Phi Epsilon fraternity house, later served as student housing, now student government building.
- 701 Walnut Ave. 1901 2½ story, brick and stone, Jacobethan Revival style residence; front projecting 3-sided, double-story, stone (originally entrance) bay with recessed stone, coat of arms insignia; tall windows divided into several leaded-glass, rectangular lights by stone mullions; tiled gable roof and six dormers with pointed arch, cross-hatched casement windows; interior with carved, main staircase, Gothic tracery on living room ceiling, and leather-lined library walls.

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- 703 Walnut Ave. 1905 2½ story, Chateausque style stone residence; steeply pitched, tiled, gable roof with parapet and battlements; front porch with three bell arches flanked to one side by single-story, 3-sided bay window; north octagonal turret; south projecting porte-cochère; interior with mahogany, cherry, ebony, and maple woodwork and elaborately carved walnut staircase; built for Horace Wilkinson, later purchased by John S. Dershug in 1922, owned by Phi Delta Theta fraternity since 1955.
- 705 Walnut Ave. 1905 2½ story, tan Roman brick residence; red, French tile hip roof; two front projecting 5-sided, double-story bays each with center Palladian-variation windows with amber stained, leaded-glass upper lights; north projecting porte-cochère with projecting 3-sided bay at second floor; built for A.E. Nettleton, then owned by Alpha Chi Omega Sorority.
- 801 Walnut Ave. c.1915 2 story, tan brick house with front projecting 2 story, 3-sided bay flanked by single story rectangular bay window with upper lights of stained, leaded glass. Originally a Second Empire style residence, now owned by Delta Tau Delta Fraternity.
- 803 Walnut Ave. c.1930 2½ story, gable roof, Flemish bonded brick, late Colonial Revival style house; center section with 3 bay first floor with tall, wide, multi-pane, double-hung windows; north and south side projecting pavilions, one for entrance with swan's neck broken pediment and stained-glass transom bearing sorority coat of arms; built and owned by Gamma Phi Beta Sorority
- 901 Walnut Ave. 1907 2½ story, gable roof, Tudor Revival style house; front projecting double-story, 3-sided bay with cross-hatched windows and balcony at third floor; gable peaks with half-timbering and neo-Palladian window in main gable peak; northwest projecting (originally entrance) porch with bisected, quartrefoil, barge-boards, centered dropped finial and purlins; south side addition c.1942 conforms well with the overall style of house; built as private residence, then owned by Delta Gamma Sorority.

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| 905 Walnut Ave. | 1967 | 2½ story, gambrel roof, brick, neo-Georgian style sorority house; front open porch decorated with wrought iron and with copper roof; designed by Connecticut firm of Sternback and Rheame for Delta Phi Epsilon Sorority, the house harmonizes with the style of other houses. <u>Non-contributing.</u> |
| 907 Walnut Ave. | c.1900 | 2½ story, gable roof, shingled house with 3 bay front facade articulated by 4 fluted pilasters; gable peak with even, undulating surface of shingles; full-height double-hung, multi-pane windows at first floor; side projecting, semi-circular turret; originally a private residence, later purchased by Kappa Delta Sorority in 1937, now Tau Epsilon Phi Fraternity. |
| 112 Walnut Pl. | 1982 | "Alibrandi Catholic Center": original section built as private residence c.1900, renovated to chapel in c.1965. Large addition in 1982 designed by Hueber, Hares, and Glavin, is non-conforming in overall size and use. However, placement of small chapel and set back of main chapel continues the overall facade rhythm of the park. <u>Non-contributing.</u> |
| 809 Walnut Ave. | c.1963 | Lambda Chi Alpha Fraternity built to replace earlier house on site. <u>Non-contributing.</u> |

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates c.1870-1930 Builder/Architect various

Statement of Significance (in one paragraph)

The Walnut Park Historic District is significant as an outstanding example of a cohesive late nineteenth-early twentieth century planned residential neighborhood in Syracuse that retains a high degree of historical and architectural integrity. The district includes seventeen large, freestanding residences grouped around a three-block-long public park adjacent to the Syracuse University campus. Development was initiated by George Comstock, a prominent citizen who deeded the park to the city in 1870. Comstock's influence restricted development around the park to the wealthy, leading to construction of elaborate, architect-designed residences by some of Syracuse's most prominent citizens. Some of the earlier residences reflect the influence of nineteenth-century architectural styles such as the Queen Anne or Shingle styles; however, after 1900 structures were built or altered in the popular revival styles of the period including Colonial Revival, Georgian, Jacobethan, Tudor and Chateausque. After 1900, the Walnut Park neighborhood became significant for its association with Syracuse University as both the university administration and numerous fraternity and sorority groups acquired residences around the park. Between 1920-1930, the Greek groups were responsible for the last architecturally significant development around the park. Today, Walnut Park's residences survive virtually unaltered, several retaining original interior furnishings and decoration, recalling both the neighborhood's original development as an exclusive, residential enclave and the long association with Syracuse University that continues to the present day.

Prior to 1870, the land which now comprises the campus was owned by George F. Comstock, a local banker and community leader who was influential in the relocating of Genesee College from Lima, New York to Syracuse, New York as Syracuse University. Originally, the land including the Walnut Park area was part of the Onondaga Salt Springs Reservation, but was sold by the government in 1830 to Aaron Burt. In 1872, George Comstock established Walnut Park and deeded it to the city of Syracuse with an agreement that it would be improved by appropriate plantings and landscaping and would then be "maintained in suitable order and condition...as a public park."

82-01/2

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property 12

Quadrangle name Syracuse West

Quadrangle scale 1:24,000

UTM References

A

1	8	4	0	7	8	8	0	4	7	6	6	1	2	0
Zone		Easting						Northing						

B

1	8	4	0	7	8	8	0	4	7	6	6	0	0	0
Zone		Easting						Northing						

C

1	8	4	0	7	8	2	0	4	7	6	6	0	0	0
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D

1	8	4	0	7	8	3	0	4	7	6	5	7	2	0
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E

1	8	4	0	7	6	4	0	4	7	6	5	7	2	0
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F

1	8	4	0	7	6	5	0	4	7	6	6	1	2	0
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H

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Verbal boundary description and justification

See site map

List all states and counties for properties overlapping state or county boundaries

NA

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title John F. Harwood, Field Representative

NYS Office of Parks, Recreation
organization and Historic Preservation

date August 11, 1983

street & number Empire State Plaza, Bldg. 1

telephone 518/474-0479

city or town Albany

state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Quinn Lehman

title Commissioner

date 8/10/83

For NPS use only

I hereby certify that this property is included in the National Register

for Melores Byers
Keeper of the National Register

Entered in the
National Register

date 9/15/83

Attest:

date

Chief of Registration

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In the following decades, the slow but steady expansion of Syracuse University spurred other construction on University Hill. The properties surrounding Walnut Park, still owned by Mr. Comstock, were subsequently sold as individual plots. A local newspaper reported of Walnut Park that "a beautiful town is springing up on the hillside and a community of refined and cultivated membership has been established near the spot which will soon be the center of a great and beneficent educational institution." At the same time, Mr. Comstock insisted that only members of the upper class who could afford prestigious houses would be offered property on Walnut Park. As a local newspaper reported: "Those who bought their lots of Judge Comstock very early know well that he would not allow a house built unless it reached certain proportions as to price." Consequently, the University Hill soon became the fashionable living place for the socially elite.

In 1899, one of Syracuse's most outstanding citizens, George H. Bond, was among the first to build a home on Walnut Park at 304 Walnut Place. A prestigious lawyer and founder of the firm of Bond, Schoeneck, and King, Mr. Bond's achievements included: graduate and trustee of Syracuse University, founder of the University Club of Syracuse, National President of Delta Kappa Epsilon fraternity, President of the New York State Bar Association, member of the New York State Board of Regents, and District Attorney for Onondaga County. Exhibiting characteristics of both, the Bond House marks the transition from the Queen Anne style of the previous decade to the Georgian Revival style of the following decade. The elaborate ornament, variety of surface planes and textures, and asymmetrical placement of porch and bay windows are qualities associated with the Queen Anne style. However, the orderly placement of ornament, choice of classical details, and overall symmetrical plan are characteristic of the Georgian Revival style.

The Reverend Huntington, a prominent clergyman and archbishop, constructed the house at 210 Walnut Place in 1897. The Huntington House later became an elite men's social club. The Denison family built the house at 300 Walnut Place apparently to enable them to entertain in a socially important area of the city.

William Nottingham, another prominent lawyer and trustee of Syracuse University, constructed the Jacobethan Revival style mansion in 1901 at 701 Walnut Avenue, designed by the New York City architecture firm of Brockway and Benson. The interior of the house includes such details as Gothic tracery on the living room ceiling, carved central staircase, leather-lined walls in the library, and a ballroom on the third floor.

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Horace Wilkinson, founder and president of the Crucible Steel Company, commissioned Syracuse architects Gaggin and Gaggin to design the Chateausque style mansion at 703 Walnut Avenue in 1905. The interior of this impressive residence was finished in a variety of woodworking: the library in cherry and ebony, the living room and stair in walnut, the dining room in mahogany, the octagonal breakfast room in golden curly maple, and a "moorish room" reproduced exactly after a room in Casa Blanca. As a guest of the Wilkson family, Theodore Roosevelt resided here for more than a month while engaged in a liable suit with an Albany publisher in the famous Barnes-Roosevelt case.

Adjacent to the Wilkinson House, 705 Walnut Avenue was designed by William Miller of Ithaca for A.E. Nettleton. Mr. Nettleton was founder of the Nettleton Shoe Company and was later president of the Paragon Plaster Company.

In the decade after the turn of the century, the buildings on Walnut Park became more directly related to Syracuse University. Purchased by John D. Archbold in 1915, the Nottingham House was deeded to Syracuse University for use as the chancellor's residence. In addition, "Fraternity Row," originally located on Irving Avenue, slowly began to relocate on Walnut Park. The Alpha Chapter of the Adlpha Phi Sorority purchased the house at 308 Walnut Place and renovated it in the Colonial Revival style with a front addition in c.1915. The Delta Delta Delta Sorority purchased the Denison house at 300 Walnut Place in 1923 and added a front portico and other details to transform the exterior of the building from the Renaissance Revival style to (appropriately) reflect a classically inspired "Greek" influence. In 1921, Sigma Nu purchased the Georgian Revival style private residence and within three years the Phi Mu Sorority purchased the house at 208 Walnut Place. At about the same time, Delta Gamma moved to the Tudor Revival style house at 901 Walnut Avenue and Pi Beta Phi purchased 210 Walnut Place.

Later, in 1937, Kappa Delta purchased the residence at 907 Walnut Avenue. This house, built as a private residence in c.1906, exhibits characteristic features of the Shingle style, including the use of exterior shingle covering, projecting semi-circular turrets, and undulating rhythm of shingles in the front gable peak. At the same time, however, the house includes characteristics of the Georgian Revival style of the following decade such as fluted pilasters on front facade, full-height multi-pane windows, and overall symmetrical plan.

The affluent alumni and national organizations of some Greek-letter groups provided their chapters with new, magnificent houses on Walnut Park thus adding to the distinguished architectural character of Walnut Place. The first of these was the Kappa Alpha Theta House

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date entered

at 306 Walnut Place, designed by Syracuse architect Marjorie Wright in 1928 in the Tudor Revival style. Sigma Phi Epsilon fraternity built the neo-Georgian style house at 310 Walnut Place in c.1925. Gamma Phi Beta built its new house in the Colonial Revival style at 803 Walnut Avenue about the same time.

Throughout the years after World War II, Walnut Park remained virtually unchanged. Syracuse University began to expand north of the academic quadrangle near Walnut Park, yet there were few direct intrusions into the historic district. Some of the houses were purchased by the university in the 1970's for use as student housing, including 104 Walnut Place, 206 Walnut Place, 304 Walnut Place, and 310 Walnut Place. In 1967, Delta Phi Epsilon constructed a new chapter house at 905 Walnut Avenue. Designed by the Stamford, Connecticut firm of Sternbach and Rheame, the neo-Classical style house harmonizes with the general qualities of the other houses on the park although it does not contribute to the significance of the district.

Once the home of Syracuse's most affluent families, Walnut Park is today generally perceived as "Fraternity/Sorority Row." The traditional nature of the Greek organizations as well as the financial resources of many of the fraternity and sorority alumni corporations have made possible the preservation of the outstanding architecture of the park. Since 1955, the Wilkinson House has been owned by the Phi Delta Theta Fraternity, which has preserved the house and its furnishings. The Alpha Chi Omega Sorority purchased the Netteton house in 1940, which also remains well preserved. Once the Nottinham House, the chancellor's residence retains almost complete exterior and interior integrity including its original furnishings. The Kappa Alpha Theta Sorority House has remained almost unchanged and is furnished with much of the original furniture and carpets. In addition, plans for the complete interior restoration of the Alpha Phi house are expected to begin in the summer of 1983.

Walnut Park retains an outstanding level of architectural integrity. Because of its careful preservation and sensitive later development, the neighborhood makes a significant contribution to our understanding of the growth and development of Syracuse in the early twentieth century.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Walnut Park Historic District, Syracuse,
Onondaga Co., NY

Continuation sheet

Bibliography

Item number 9

Page 1

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Walnut Park Historic District, Syracuse, Onondaga Co., NY

Continuation sheet

Item number 11

Page 2

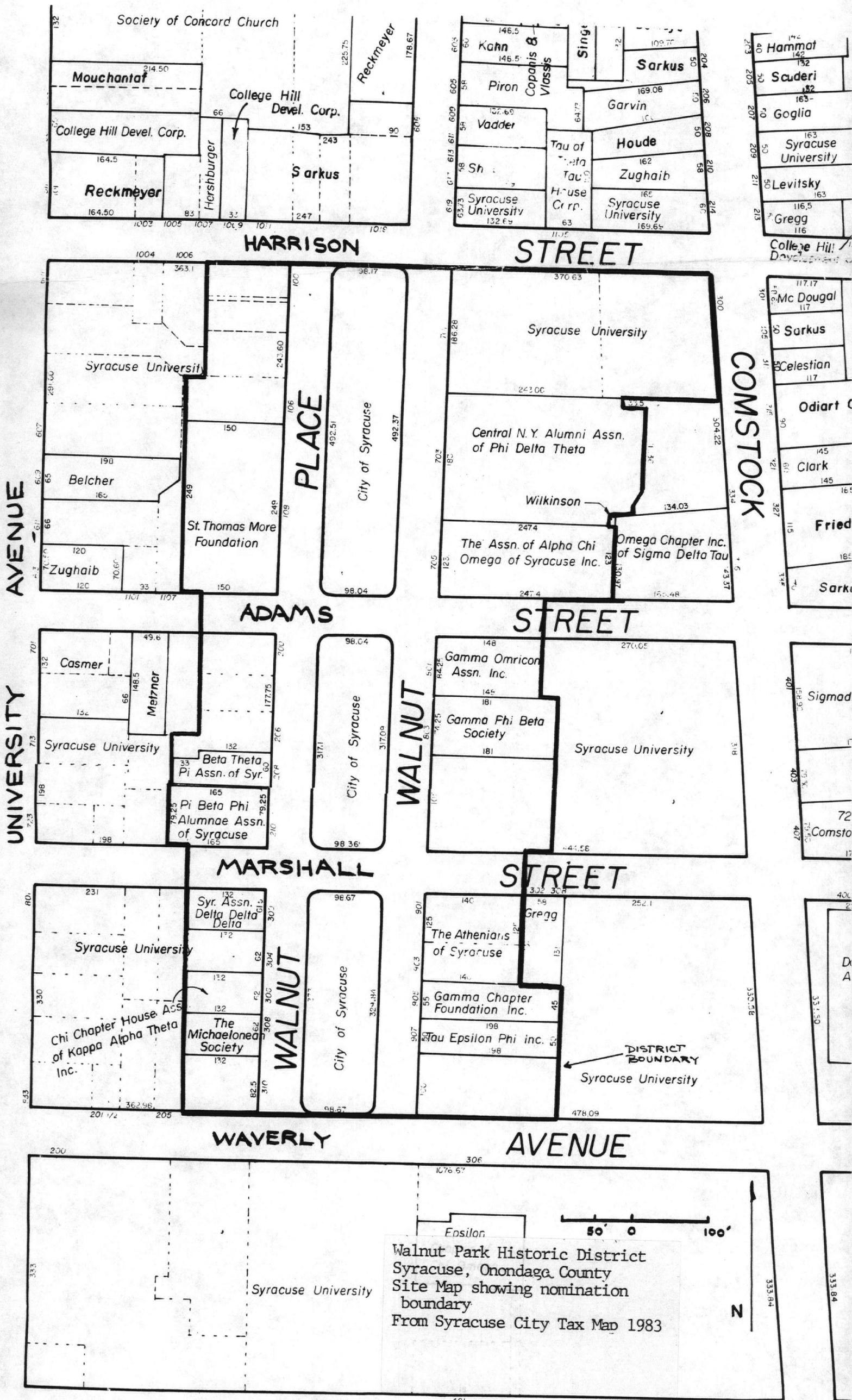
For NPS use only

received

date entered

Draft information and research provided by:

Art Scinta
Student Government Association
310 Walnut Place
Syracuse, NY
(315) 423-2650



Walnut Park Historic District
Syracuse, Onondaga County
Site Map showing nomination
boundary
From Syracuse City Tax Map 1983

PI ACE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Walnut Park Historic District
Onondaga County
NEW YORK

Working No. AUG 18 1983
Fed. Reg. Date: 2.7.84
Date Due: 9/15/83 - 10/2/83
Action: ☒ ACCEPT 9/15/83
Entered in the RETURN
National Register REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	
	☐ unaltered	
	☐ altered	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo by: J. Harwood 7/83
Neg. At: NYS Office of Parks,
Recreation & Historic
Preservation, Albany, NY
View: Walnut Park at Waverly
Ave. looking north #1



Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo by: J. Harwood 7/83
Neg. At: NYS Office of Parks,
Recreation & Hist. Pres.
Albany, NY
View: 310-304 Walnut Pl.
looking west #2



Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo By: J. Harwood 7/83
Neg. At: NYS Office of Parks,
Rec. & Hist. Pres.,
Albany, NY
View: 306-300 Walnut Pl.
looking southwest #3



Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo By: J. Harwood 7/83
Neg. At: NYS Office of Parks,
Rec. & Hist. Pres.
Albany, NY
View: 907-901 Walnut Ave.
looking **NE** #4



Walnut Park Historic District
Syracuse, Onondaga Co., NY

Photo by: J. Harwood 7/83

Neg. At: NYS Office of Parks,
Rec. & Hist. Preservation
Albany, NY

View: 901 Walnut Ave.
looking east #5



Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo by: J. Harwood 7/83
Neg. at: NYS Office of Parks,
Rec. & Hist. Pres.
Albany, NY
View: 208 (left), 200 (right)
Walnut Pl. looking SW #6



Walnut Park Historic District
Syracuse, Onondaga Co., NY

Photo by: J. Harwood 7/83

Neg. At: NYS Office of Parks,
Rec. & Hist. Pres.

Albany, NY

View: Walnut Park at Marshall
St. looking north #7



Walnut Park Historic District
Syracuse, Onondaga Co., NY

Photo by: J. Harwood 7/83

Neg. At: NYS Office of Parks,
Rec. & Hist. Pres.

Albany, NY

View: 705 Walnut Ave.

looking east #8



EPSILON
Theta

Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo by: J. Harwood 7/83
Neg. at: NYS Office of Parks,
Rec. & Hist. Pres.
Albany, NY
View: 703 Walnut Ave.
looking northeast #9



Cultural Center
African Methodist Episcopal Church
Book Concern Church Benevolent
Society
Office of Ministry Affairs
The Vision

341 Walnut Place

Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo by: J. Harwood 7/83
Neg. at: NYS Office of Parks,
Rec. & Hist. Pres.
Albany, NY
View: 104 Walnut Pl. looking
west #10



Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo by: J. Harwood 7/83
Neg. at: NYS Office of Parks,
Rec. & Hist. Pres.
Albany, NY
View: 112 Walnut Pl. non-
contributing #11



Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo by: J. Harwood 7/83
Neg. at: NYS Office of Parks,
Rec. & Hist. Pres.
Albany, NY
View: 809 Walnut Ave. non-
contributing #12



DELTA PHI EPSILON

903

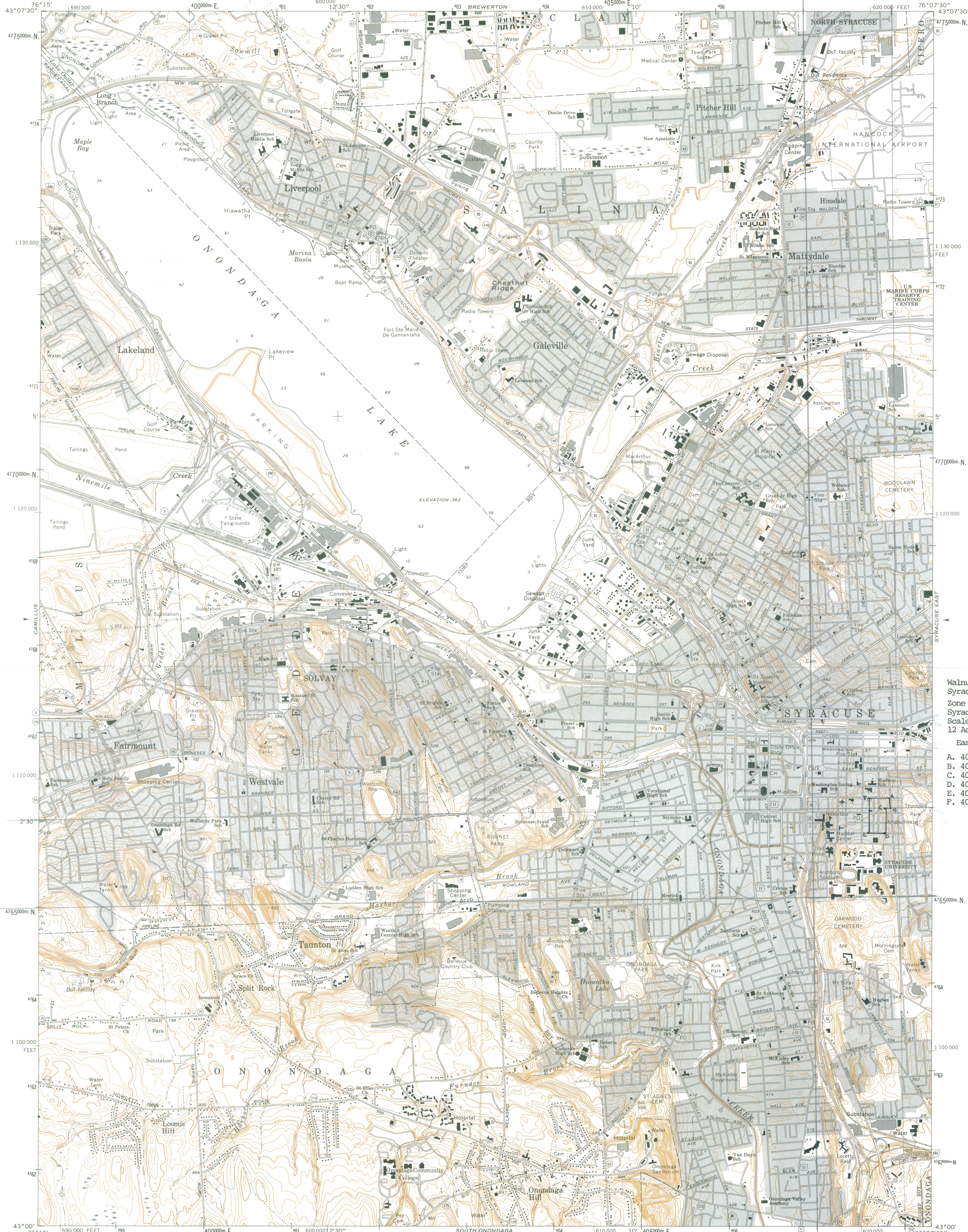
905

Walnut Park Historic District
Syracuse, Onondaga Co., NY
Photo by: J. Harwood 7/83
Neg. at: NYS Office of Parks,
Rec. & Hist. Pres.
Albany, NY
View: 905 Walnut Ave. non-
contributing #13



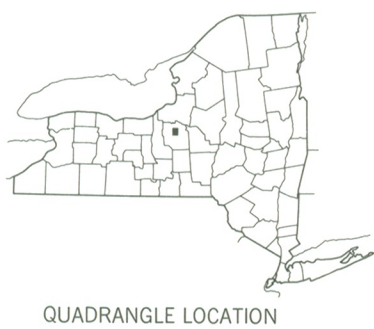
NEW YORK STATE
DEPARTMENT OF TRANSPORTATION

SYRACUSE WEST QUADRANGLE
NEW YORK-ONONDAGA CO.
7.5 MINUTE SERIES PLANIMETRIC



Walnut Park Historic District
Syracuse, Onondaga Co., NY
Zone 18
Syracuse West Quad
Scale 1:24000
12 Acres
Easting/Northing
A. 407880/4766120
B. 407880/4766000
C. 407820/4766000
D. 407830/4765720
E. 407640/4765720
F. 407650/4766120

Prepared and published in 1978 by the New York State Department of Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration.
Map base from 1973 U.S. Geological Survey 7.5-minute quadrangle.
Map revisions made using 1977 aerial photography, construction plans, official records and other sources. Features revised include: highways and other transportation facilities; civil boundaries; recreation sites; hydrography; and buildings. Grey tint indicates intensively developed areas in which only landmark buildings are shown.
Revisions may not comply with National Map Accuracy Standards.
Correspondence concerning this and other maps of the Department of Transportation should be directed to: Map Information Unit, New York State Department of Transportation, State Campus, Albany, New York 12232.
1978 revisions by F. G. Califano



SCALE 1:24,000
1 1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 5 0 5 10 KILOMETER
Polyconic projection. 1927 North American datum.
1000-meter ticks based on the New York Transverse Mercator grid.
Between 72° and 78° West Longitude, this grid is identical to Zone 18 of the Universal Transverse Mercator grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18.
10,000-foot ticks based on the New York Plane Coordinate grid, Central Zone.
SPECIAL TOPOGRAPHIC EDITION
Contours, at 10-foot intervals, shown unrevised from U.S. Geological Survey map. Datum is mean sea level.

INDEX TO
1:9600 (1" = 800')
MAP COVERAGE
SYRACUSE WEST
(north)
SYRACUSE WEST
(south)

BOUNDARIES:
State.....
County.....
Town or City.....
Incorporated Village.....
ROADS:
Touring Route markers:
Interstate..... (7)
U.S. (27)
State..... (36)
State Highway number and limit..... 6000 /
County road..... (7)
Interchange number..... (3)
Divided highways and streets:
Wide mail.....
Narrow mail or barrier.....
Undivided highways and streets:
4 or more lanes.....
Less than 4 lanes.....
Vehicle track; trail.....

*Acc
Rough
OK*

application

SYRACUSE UNIVERSITY

VICE PRESIDENT FOR FACILITIES ADMINISTRATION

SKYTOP OFFICE BUILDING | SYRACUSE, NEW YORK 13210
315/423-4721

22 April 1983



Mr. Orin Lehman
State Historic Preservation Officer
Historic Preservation Field Services Bureau
Agency Building 1
Albany, NY 12238

Dear Mr. Lehman:

Notification has been received by Syracuse University that properties owned by the University are to be considered as part of a proposed "Walnut Park Historical District".

Syracuse University objects to the nomination of the listing of the following properties to the National and State Register of Historic Properties:

100 Walnut Place
104 Walnut Place
200 Walnut Place
206 Walnut Place
304 Walnut Place
310 Walnut Place
701 Walnut Place

Very truly yours,

Harvey H. Kaiser
Harvey H. Kaiser
Vice President for
Facilities Administration

HHK/ev

*Subscribed & Sworn to before
me this 22nd day of April 1983*

Alice Horner

ALICE HORNER
Notary Public in the State of New York
Qualified in Gen. C. No. 34-1858815
My Commission Expires March 30, 1985

Syracuse University

SGA
Student
Government
Association

Michael Spicer
President
Lee Sunderland
Special Assistant
to the President
Marc Ellenbogen
Comptroller
Donna Ravitz
Assistant Comptroller

Vice Presidents:
Eric Leventhal
Administrative Operations
Carla Freedman
Academic Affairs
Mary McSorely
Student Affairs
Todd Baldwin
University/Community
Relations

821 University Avenue
Syracuse, New York 13210
(315) 423-2650

April 23, 1983

Mr. John Harwood
Historic Preservation Field Services
Bureau
New York State Office of Parks,
Recreation, and Preservation
Empire State Plaza
Albany, New York 12238

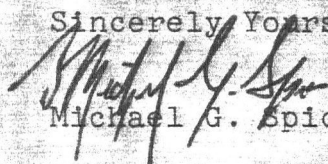
Dear Mr. Harwood,

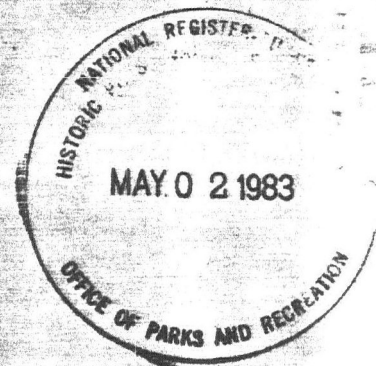
As President of the Student Government Association at Syracuse University, I am pleased to pledge the support of the student body in regard to the nomination of Walnut Park to the National Register of Historic Places.

Walnut Park has consistently been held in the highest esteem by students for the rich, traditional collegiate flavor it provides for the entire campus. Nomination to the National Register would indeed insure its continued preservation.

The Student Government Association looks forward to the preparation of the nomination. Thank you very much.

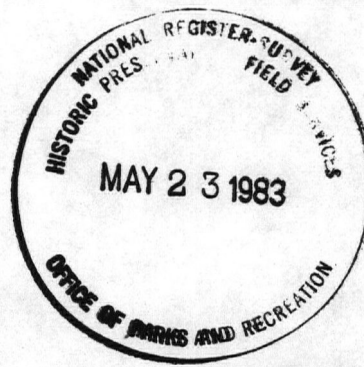
Sincerely Yours,


Michael G. Spicer





Beta Theta Pi



Beta Epsilon Chapter
Syracuse University

208 Walnut Place
Syracuse, New York 13210
May 16, 1983

Mr. John Harwood
State Department of Preservation
Agency Building One
Empire State Plaza
Albany, New York 12238

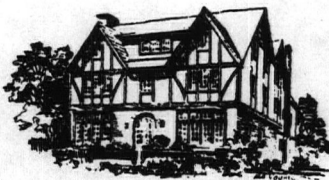
Dear Mr. Harwood:

As President of the Syracuse Chapter of Beta Theta Pi, I would be happy to give support to the listing of our house on the National Register of Historic Places as part of an historic district.

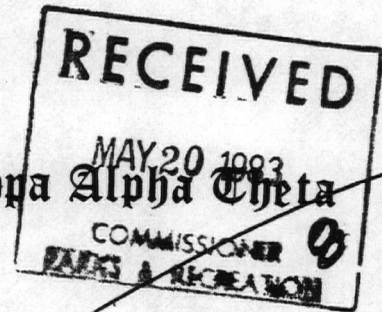
The land and physical building at 208 have been owned by the fraternity since 1968 when it was purchased from Phi Mu Sorority. We have always enjoyed our location on Walnut Park. Certainly the appropriate designation would allow for continued enjoyment by all the fraternities and sororities on the park. I look forward to future information as the nomination process progresses. Thank you.

Sincerely,

Robert Hummel



Chi Chapter House Association of Kappa Alpha Theta
SYRACUSE UNIVERSITY



*Acc
Parker
O!*

5045 Cranberry Lane
Fayetteville, N.Y. 13066
May 17, 1983

offer action

Orin Lehman
State Historic Preservation Officer
Historic Preservation Field Services Bureau
Agency Building #1
Gov. Nelson Rockefeller Empire State Plaza
Albany, N.Y. 12238

Dear Sir:

Chi Chapter House Association of Kappa Alpha Theta as
owners of the property at 306 Walnut Place, Syracuse, New York,
13210 objects to this property being listed in the National
Register of Historic Places.

Sincerely,

Susan F. Ballard

Susan F. Ballard
President
Chi Chapter House Assn. of
Kappa Alpha Theta

SFB/jm

cc: Virginia Calvert, Atty. at Law
906 State Tower Bldg.
Syracuse, N.Y. 13202

Sworn to before me this
17th day of May 1983.

Julia F. Moore

JULIA F. MOORE
Notary Public in the State of New York
Qualified in Onondaga Co. No. 4673480
My Commission Expires March 30, 1984



**SYRACUSE LANDMARK
PRESERVATION BOARD**

May 17, 1983

Mr. John Harwood
Field Representative
Historic Preservation Field Service Bureau
NYS Office of Parks, Recreation,
and Historic Preservation
Governor Nelson A. Rockefeller Empire State Plaza
Albany, New York 12238

Dear Mr. Harwood:

At their May 12, 1983 meeting, the Syracuse Landmark Preservation Board declared their intent to support the nomination for the proposed Walnut Park Historic District, Syracuse, Onondaga County.

Please note that the Board feels that the interests of preservation would be well served if the proposed district included properties at the end of the Park on Harrison Street and also those properties on Walnut Avenue north to the intersection of Madison Street. At the southwest corner of the Madison/Walnut intersection is a locally-designated Protected Site known as the Wilson Apartments designed by Ward Wellington Ward.

I thank you for the opportunity to comment on the proposed district nomination.

Very truly yours,

George W. Curry
Chairman

GWC:rsh

May 18, 1983

AEC
affiliated
allies

ORIN Lehman
State Historic Preservation Officer
Historic Preservation Field Services Bureau
Agency Bldg # 1
Gov Nelson A. Rockefeller Empire State Plaza
Albany, NY 12238

Dear Mr. Lehman:

This is to inform you we have
no objection to the listing of our
property in the National and State
Registers of Historic Places. We will
await further information.

Sharon Gaddow (Mrs. D.E.)
President

The Athenians of Syracuse
Delta Gamma Sorority
901 Walnut Avenue
Syracuse, NY 13210

RECEIVED

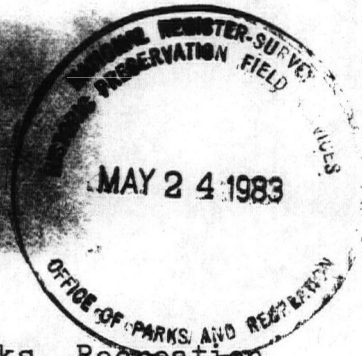
MAY 19 1983

53

COMMISSIONER
PARKS & RECREATION



S. Heaton



114 Park Way
Camillus, New York 13031
May 20, 1983

Mr. John Harwood
NYS Office of Parks, Recreation
and Historic Preservation
The Gov. Nelson A. Rockefeller Empire State Plaza
Agency Building One
Albany, New York 12238

Dear Mr. Harwood:

We of the Coporation Board of Delta Delta Delta have voted unanimously to register our support of designating the beautiful houses within a three-block section of Walnut Park in the City of Syracuse as an Historic District worthy of preservation.

Many of us who have graduated from Syracuse University and remained in the area are concerned that Syracuse University has forgotten its role as a keeper of the finer traditions.

Admittedly, there are few individuals who have anything to gain from this type of protection, and the voices in support will no doubt be disorganized and weak. We hope that the merit of the proposal will win the day.

As you know, these older homes are difficult to save since no one family can afford to maintain them and apartmentization eventually destroys them. In the university environs, however, there are private organizations and honorary associations with the economic stability, communal interest and volunteer support to sustain them.

Thank you for your consideration, and know that we will cooperate in any way we can.

Most sincerely,

Gloria Kollath
Helen Harrison

Gloria Kollath, Chrmn
Helen (Mrs. John) Harrison, Pres.

cc: Hon. Tarky Lombardi
Hon. Lee Alexander