

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

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: West Broadway Commercial Historic District

Other names/site number: N/A

Name of related multiple property listing:  
N/A

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

## 2. Location

Street & number: 109-126 West Broadway

City or town: Fulton State: NY County: Oswego

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

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

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

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

    national     statewide X local

Applicable National Register Criteria:

X A     B X C     D

<p>_____  <b>Signature of certifying official/Title:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	

West Broadway Commercial Historic District

Oswego County, New  
York  
County and State

Name of Property

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

\_\_\_\_\_  
**Signature of commenting official:**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Title :**

\_\_\_\_\_  
**State or Federal agency/bureau  
or Tribal Government**

#### 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register
- \_\_\_ determined eligible for the National Register
- \_\_\_ determined not eligible for the National Register
- \_\_\_ removed from the National Register
- \_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

##### Category of Property

(Check only **one** box.)

Building(s)

District

West Broadway Commercial Historic District

Oswego County, New York  
County and State

Name of Property \_\_\_\_\_  
Site

Structure

Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>7</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>7</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register N/A

**6. Function or Use**  
**Historic Functions**

(Enter categories from instructions.)

Commerce/Trade  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Commerce/Trade  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN:

Italianate, Queen Anne,

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick; Stone; Metal; Synthetics

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The West Broadway Commercial Historic District comprises the only remaining area of contiguous late-nineteenth and early twentieth century commercial architecture in the City of Fulton, Oswego County, New York. The district consists of eight brick commercial buildings, one of which was originally two separate buildings that were joined in the early twentieth century, during the period of significance. All are two- or three-story constructs with commercial spaces at street level and residential and/or social space occupying their upper floors. The earliest buildings in the district date to ca. 1877 while the most recent was built in 1901; the majority were constructed in the 1880s. The nominated district's building stock is characteristic of American "Main Street" commercial architecture built during the Late Victorian era, with features that relate them to the Italianate, Queen Anne, and other prevailing contemporary styles; all are of brick construction, which rendered them durable and fireproof. The first-floor storefronts of several buildings were altered during the twentieth century and more recently, but the upper elevations of most buildings remain with their original character-defining features, inclusive of the decorative embellishment of windows and cornice areas, intact. The nominated district is located on the west side of the Oswego River in the former Village of Oswego Falls, which was annexed into the City of Fulton in 1902. The district consists of seven contributing building and one which has been deemed non-contributing as its present physical integrity is not comprehensively understood.

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## Narrative Description/Building List

### Location & Setting

The West Broadway Commercial Historic District is comprised of a half-block segment of West Broadway in the City of Fulton, between West First and West Second streets. The corresponding buildings are grouped on either side of the street and retaining their original density and interrelationship. The streets in that part of the city were laid out in a grid pattern between the Oswego River, to the east, and Lake Neatahwanta to the west; the north-south streets are numbered in order of their proximity to the river. West Broadway spans the river and on the opposite east side is named East Broadway; it is a major thoroughfare in the City of Fulton and corresponds in part with State Route 3. West Broadway has four traffic lanes and parallel parking spaces. The wide sidewalks, which are paved with short, full-width sections of concrete, preserve the 100-foot breadth of the street. Several young trees now shade the sidewalks, but historically the wide sidewalks were left open, to encourage foot traffic and provide visibility for businesses.

The east end of the block, between West First and West Second streets, was formerly occupied by a church, on the north side, and a very large brick commercial building—the Howe Block, 107 West Broadway—on the south side. The church was razed in 2009 and its former position is now occupied by a parking lot used by patrons of local businesses; the Howe Block was demolished during the mid-twentieth century and replaced by a diner. There is a large parking lot south of the 109-125 row, while a narrow service alley divides the north side of the 114-126 buildings from outbuildings and a West Second Street residential property.

### North Side of West Broadway

#### **114-116 West Broadway**

##### **Emeny Block (1886)**

**Contractor/Builder: George Emeny**

##### **One contributing building**

Three-story brick building with five-bay façade symmetrically divided into two identical commercial/residential units by a central bay. The storefronts have recessed center entries with transom lights and large glazed display windows with paneled wood bulkheads below. The storefronts are framed by polychrome brick piers with console-form molded stone bases and quoins, parged with concrete, and are spanned by a pressed-metal cornice. The façade was laid up in stretcher bond; upper-story windows, which are hung with one-over-one wood sash, have rectangular-shaped sills and are spanned by peaked pressed-metal lintels, which in the center bay are of more elaborate design. The area above the third-story windows is enriched with stepped corbelling, above which is a double-gabled parapet that conceals the flat roof. Raking molded cornices of pressed-metal construction align the gables, which are of classical pitch and are terminated by volute-like scrolls. Centered within the gable fields are triangular-shaped motifs

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that frame decorative brickwork. The east side elevation is exposed; it is three bays deep and is utilitarian in appearance, with segmentally-arched windows at second and third-story level. The building presents a transitional architectural vocabulary of Italianate and Queen Anne-style elements.

### **118 West Broadway**

**Emeny Block [second building bearing this name] (1888)**

**Contractor/Builder: George Emeny**

**One non-contributing building**

Three-story commercial building of brick construction with stone dressings and four-bay façade marked by a prominent second-story oriel window with bell-cast roof. The fenestration is asymmetrical: three bays, inclusive of the storefront, projecting oriel, and third-story windows, are grouped between masonry piers, on the façade's west side; to the east is one bay that corresponds with a staircase accessing the upper floors. The storefront is generally intact to the historic period; its entrance is centrally located and deeply recessed between large display windows with paneled wood bulkheads below. The entrance door is glazed and flanked by sidelights with wood panels below. Wood sign bands with molded wood trim span the storefronts and store entrances. The piers that flank the main three-bay portion of the façade at first-story level are formed of rough-hewn sandstone ashlar, which gives way to brick with sandstone dressings on the upper stories; these piers are expressed from grade to cornice level. The brick wall surfaces of the second and third stories are concealed by non-historic faux wood shakes while metal paneling conceals the cornice area from view; windows are hung with six-over-six replacement sash. The building has been deemed non-contributing as its physical integrity cannot currently be accurately assessed.

### **120-126 West Broadway (corner of West Broadway and West Second Street)**

**Stoddard Block & Sullivan Block (1889; 1922)**

**Original Owners: Fred and Mary Stoddard, James Sullivan**

**One contributing building**

This building was originally constructed as two separate three-story buildings—the Stoddard Block, to the east, and the Sullivan Block, to the west. These were united in 1922 by a new storefront that has been updated multiple times since that date. The non-historic storefront is built out from the façade and is characterized by a concrete-parged bulkhead, individual display windows and wood-clapboard siding; this feature has a pent roof fitted with asphalt shingles. The entrance threshold is laid with a mosaic-tile slogan installed by a mid-century tenant. The eastern three-bay section is divided at second and third-story level into wide outer window bays spanned by low segmental arches with a narrow bay between defined by raised pilasters; the outer bays are now mostly infilled, while the inner bay accommodates tall narrow windows, these also infilled, with rough-hewn stone lintels and sills. Above the windows is brick corbelling that gives way to a bracketed pressed-metal cornice. The western one-bay portion of the façade is similar in treatment, though higher than the adjacent section; it has a single wide and low segmental-arched window bay, the brick arch being splayed. That bay, now infilled, is divided

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into three smaller bays by brick piers at both second- and third-story level; the windows at both stories are spanned by a rough-hewn lintel, while the arched area above it has a polychromatic decorative checkerboard pattern. A brick spandrel panel separates the second- and third-story windows. The projecting bracketed cornice is of pressed-metal construction and embellished with an egg-and-dart molding. The west elevation, which extends northwards along West Second Street, is six bays deep with tall, segmentally arched window openings set within recessed wall panels spanned by step corbelling. Some architectural features, such as the corbelling, rough-hewn dressings and checkerboard-patterned arch head on the western section, relate the building to the Romanesque style.

### **South Side of West Broadway**

#### **109 West Broadway**

#### **Stewart Block (1901)**

**Architect: Taber & Draper, Syracuse**

**One contributing building**

Three-story commercial building with three-bay façade and asymmetrical storefront with dual entrances. The commercial entrance is located near the center of the facade, while the other, which accesses a stair to the upper floors, is offset to the west. Both are recessed and thus shielded from the elements; however, the portion of storefront corresponding with the easternmost bay is set flush with the wall plane. A molded pressed-metal cornice spans the first-story storefront; on the western side it is sustained by a large bracket with corresponding fluted and paneled cast-iron pier. The first-story store windows, not original, are wood-framed and have stone bulkheads; the corresponding transoms are infilled. The commercial entrance is fitted with a glazed, aluminum-framed replacement door, while the side entrance has what appears to be an original glazed-and-paneled wood door with a corresponding nine-lite transom. Centered at second-story level is a three-sided oriel window that rises two full stories to cornice level; it is partially sustained by an attenuated metal post footed on the entrance threshold. The upper walls were laid up in pressed beige-hued brick, interrupted by the wood-framed oriel window. Second-story windows are set within eared brick surrounds, classical in derivation, while the third-story windows have denticulated, round-arched surrounds with raised brick archivolt; rough-hewn stone sills are incorporated into the window enframements at both second- and third-story level. The oriel accommodates both wide and narrow conventional window units as well as decorative panels; there are additionally small, rectangular-shaped casement windows with outward radiating muntins and triangular-shaped lites located in two tiers where the oriel terminates at cornice level. Above the third-story windows are recessed panels that form a simple but deep frieze, above which is a bracketed press-metal cornice with dentil and foliate enrichment. The building exhibits an eclectic architectural vocabulary with decorative elements drawn in part from Neoclassical sources.

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**111 West Broadway**

**Fitchett Block (1886)**

**Contractor/Builder: George Emeny**

**One contributing building**

Three-story brick commercial building with a three-bay façade and first-story storefront. The asymmetrical storefront has a commercial entrance and a door that accesses stairs to the upper stories grouped to the east and a large display window to the west. The latter door is of a glazed-and-paneled type. Beneath the storefront windows are stone bulkheads; spanning them is a sign band above which is a molded and modillioned pressed-metal cornice. The second and third-story windows have decorative pressed-metal lintels, painted in polychromatic fashion, and rectangular-shaped sills contrasting a smooth border and rusticated center. Walls were laid up with common brick in running bond. A raised brick architrave is located above the third-story windows and in part defines a simple frieze, above which is a bracketed pressed-metal cornice. The building exhibits restrained ornament and is of conventional form.

**113-115 West Broadway**

**Johnston Block (1884)**

**One contributing building**

Three-story brick commercial building of distinctive Italianate-style conception with a five-bay façade and two storefronts united under a single projecting pressed-metal cornice. Walls were laid up in stretcher bond with common brick. The storefronts vary in treatment—that to the east has aluminum-framed windows, while the other has wood-framed windows and infilled transoms—but both have stone bulkheads and are unified under a single pressed-metal cornice and deep wood sign band. The store entrances are recessed and there is additionally a third door, centered within the façade, that accesses a staircase leading to the upper floors. The second- and third-story windows are tall and hung with two-over-two or two-over-one wood sash; they have rectangular-shaped sills and are spanned by decorative pressed-metal lintels. At second-story level the lintels are segmentally arched while at third-story level they are square-headed with central arched motif, excepting the central window, which has a round-arched surround. The façade is terminated by an elaborate pressed-metal cornice, the central portion of which is segmentally arched and thus relates to the round-arched window below. The cornice is paneled, bracketed, and further embellished with curvilinear and foliate ornament.

**117-121 West Broadway**

**Dexter Block (ca. 1877)**

**Original Owner: Edward Dexter**

**One contributing building**

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Two-story brick commercial building of conventional design with a seven-bay façade and three slightly projecting storefronts united underneath a continuous pressed-metal cornice and deep wood sign band. The easternmost commercial space has an offset entrance with slightly recessed glazed door; both it and the surrounding glazing is aluminum-framed, and the storefront window has a wood bulkhead. The central commercial entrance is positioned a step up from the sidewalk, on a stone slab threshold, and consists of a recessed door with a single display window to the east; a paneled wood pier is partially visible though otherwise concealed by later treatments that obscure it. To the west is the recessed door that provides at-grade access to the upper story. The westernmost commercial entrance is recessed, and astride of it, to the west, is a large display window; it is framed in wood and its bulkhead, along with the signage space above, is covered with vertical-board paneling. The brick walls were laid up in stretcher bond, and the second-story windows have unadorned rectangular-shaped lintels and sills. Terminating the elevation is a deep brick frieze and sawtooth-cornice that gives way to a flat brick parapet. This building is architecturally non-descript with straightforward features inclusive of the brick frieze and cornice treatment.

**123-125 West Broadway (corner West Broadway and West Second Street)**

**Baker Block (ca. 1877)**

**Original Owner: Edgar Baker**

**One contributing building**

Two-story brick commercial building with six-bay-wide façade; it is five-bays deep on the west side elevation, which fronts on West Second Street. The façade accommodates two storefronts, both of which project forward slightly from the wall plane and have corresponding pent roofs. The storefront to the east has glazing above a striated-concrete block bulkhead and retains what would appear an original leaded-glass transom; it is framed by large metal-clad piers. The west storefront has a slightly recessed entrance approached by concrete steps with metal railing, flanked by large display windows. A door providing access to stairs leading to the upper story is present between the storefront bays. Second-story windows are conventional in design and have unadorned rectangular-shaped stone lintels and sills. A raised brick frieze serves as the terminal feature; it has corbelling and a sawtooth course and is carried from the façade to the west side elevation. On the western portion of the building, but not the east, is a molded pressed-metal cornice.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

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\_\_\_\_\_  
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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE  
COMMERCE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

ca. 1877-ca. 1960

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Emeny, George  
Taber & Draper

\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The West Broadway Commercial Historic District, located in the City of Fulton, Oswego County, New York, is significant in association with NRHP Criteria A and C, in the areas of Commerce and Architecture, respectively. The buildings that collectively comprise the district were, with one exception, constructed in the last quarter of the nineteenth century, as developers and businessmen recognized the value of establishing commercial ventures in close proximity to a nearby woolen mill, which at one time employed over 1,000 workers. The district is the only historic commercial quarter remaining in the City of Fulton, where most of the city's nineteenth-century commercial architecture was lost to Urban Renewal initiatives. The district's buildings all sustained commercial activity during the cited period of significance, ca. 1877- ca. 1960, in addition to secondary functions. Architecturally, these buildings portray typical trends in period commercial design, inclusive of their durable, fireproof brick construction, use of mass-fabricated decorative elements, and for their expression of prevailing Late Victorian-era architectural fashions, sometimes in eclectic fashion. The Italianate style is among those styles represented, as are other period styles, such as the Queen Anne. The earliest buildings date to ca. 1877, but the majority were constructed in the mid- to late-1880s, while the last was constructed in 1901. Two buildings, those located at 120-124 and 126 West Broadway, were joined in 1922, in order to expand one of the district's oldest businesses.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Criterion A**

The West Broadway Commercial Historic District is located on the west side of the Oswego River in the City of Fulton. The Oswego River, which flows north from central New York to Lake Ontario, was at one time an important transportation corridor for westward travel. Portage around the falls, on the lower east bank, triggered early economic development in the area. In 1828, the opening of the Oswego Canal provided an easier route around the falls and furthered commercial opportunities on the east bank. The name "Oswego Falls" was used by the growing communities on either side of the eponymous waterfall, but in 1835 the east side of the river adopted the name of Fulton. The smaller village of Oswego Falls on the west bank retained its name and separate identity, though the communities had been linked by bridges since 1814. The west side of the river has much higher banks than the east side, so industrial development aided by the waterpower and anchored to the Oswego Canal grew in Fulton at a much faster pace than in its sister community.

In the 1820s, Asa Phillips created a plan for Oswego Falls, which he called "Phillips." Three numbered streets were laid out parallel to the river, mirroring the numbered streets on the east bank. The remaining streets were set out in a grid that ended on the shores of "Phillips Lake" (now Lake Neahtawanta) to the west. The widest thoroughfares were to be "Washington Street," which later became First Street, and "Franklin Street," which angled from just below the falls to the lakeshore. Phillips' vision was not fully realized but by the drafting of the 1854 map of

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Oswego County, the village had developed a partial grid that extended westward from the river and was fully parallel to its course. Phillips' "Franklin Street" was by that time known as Broadway, which was 100-foot wide and crossed over a bridge situated below the falls. Businesses were few in Oswego Falls during the mid-nineteenth century, though commerce for the village and neighboring Fulton was aided by the DL & W Railroad, built in 1847 on the west side of Oswego Falls. The community continued to grow after it was incorporated as a village in 1853. It later gained local attention for being the site of popular agricultural fairs held on the shore of Lake Neahtawanta, at the west end of Broadway, beginning in 1868.

The biggest factor in the growth of Oswego Falls and its West Broadway commercial district was the American Woolen Company, which operated under various names and owners during its nearly 100-year tenure. This was the largest manufacturing center in Oswego Falls, and later in the combined City of Fulton. The first building of the mill complex was constructed in 1859, with additional structures erected over the next several decades. In the early 1880s, these construction projects included company housing along First, Second, and Third streets. By the turn of the century, the mill employed approximately 1,000 workers. In 1899, a conglomerate milling company was formed; it was named the American Woolen Company. The new company had facilities in several locations around the Northeast, but the Fulton branch remained an important base of operations. Among other products, the local mill produced uniform material for soldiers fighting in the Civil War, Spanish-American War, and both World Wars. It continued to employ nearly 1,000 people through the early 1950s before finally closing in 1956. Historian Gladys Morley noted that, "[The woolen mill] was the leading industry of Oswego Falls (Fulton). To it more than any other industry, the village owed its growth and prosperity. Around it numerous business interests had been successfully established."<sup>1</sup> Chief among those business interests were those located in the West Broadway commercial district.

In the 1870s, the woolen mill—under the name Oswego Falls Manufacturing Company—owned the land north and south of Broadway, on blocks 155 and 163, respectively.<sup>2</sup> Sale of that land led to commercial development on Broadway between First and Second streets, with the south side developing earlier than the north side. Both blocks had hotels on the eastern ends in the late 1860s, but Asa Phillips' hotel on the north side of the street burned in 1868 and the hotel on the south side was replaced in the early 1870s by the brick Howe Block at 107 West Broadway. That large, three-story building contained shops, apartments, and the Oswego Falls Post Office. The Howe Block was razed in the mid-twentieth century. Subsequent development on block 163 started at the west end, by Second Street, and gradually expanded eastward to adjoin the Howe Block.

The earliest buildings in the proposed historic district are the Baker Block (123-125 West Broadway), on the corner of Second Street and Broadway, and the Dexter Block (117-121 West Broadway). Their 50-foot wide lots were purchased by Edgar M. Baker and Edward Dexter in

<sup>1</sup> Gladys E. Morley, "The American Woolen Mills, Fulton, New York, 1859-1956," in *Our Stories of the American Woolen Mills, Fulton, New York* (Friends of History in Fulton, 2000), 12.

<sup>2</sup> W. S. Gibbons, ed., *The New York State Reporter: Containing All the Current Decisions of the Courts of Record of New York State, Vol. XXXIX* (Albany: W. C. Little & Co., 1891), 934.

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1877, for whom brick commercial blocks were constructed shortly thereafter.<sup>3</sup> These buildings were similar in massing and form and straightforward in design, each being two stories high with multiple storefronts and simple brick detailing. The 1880 bird's eye view of Fulton published by Rowley & Company depicts the Baker and Dexter blocks as well as the Howe Block, while the north side of Broadway was at that time empty.

The Congregational Church of Oswego Falls was built in the early 1880s; it was located on the northeast corner of First Street and Broadway, on the site of the former Phillips hotel. The church lot encompassed about half of the Broadway street frontage, which restricted later commercial development to the west half of the block. The church was razed in 2009 and was replaced with a parking lot. The *Oswego Falls Observer* was established in 1882, the same year the church was erected; it was published in a building located on the north corner of Second Street and Broadway but was demolished when one of the brick blocks in the historic district was erected in 1889.

In 1884, the three-story Johnston Block (113-115 West Broadway) was erected next to the Dexter Block. One of the first tenants was a Dr. George Whittaker, who opened a drug store on the first floor.<sup>4</sup> That space, at 113 West Broadway, appears to have continuously operated as a pharmacy to the present day, with the current tenant's tenure having begun in the early twentieth century. The building also included a large public hall on the upper floor that was used over the years for a variety of social and trade union events.

The *Fulton Times* reported in 1884 that Oswego Falls had grown considerably since 1882. The erection of the Johnston Block and the Congregational Church were undoubtedly factors that contributed to the paper's assessment. Citing an unnamed commentator, the paper stated that "moneyed men are awake to the opportunities for enrichment of their pockets and for the advancement of the community;" the account also reported on rumors that a large brick block would soon be built on the north side of Broadway and would be tenanted by "businessmen of large capital....The time is not far distant when the north side of Broadway will be as important a part of Oswego Falls as the south side."<sup>5</sup>

The account proved reliable, as the prominent local contractor-builder, George Emeny, built the first Emeny Block (114-116 West Broadway) west of the church lot in 1886. The building featured two storefronts, the eastern of which was tenanted by John R. Sullivan's dry goods store. Comparison with a photograph taken shortly after the tenants moved in shows that this building has the best-preserved façade of those located within the historic district. That same year, development of the south side of Broadway continued, as George Emeny built the Fitchett Block (111 West Broadway), next to the Johnston Block. After completing the Fitchett Block, Emeny constructed a three-story, twenty-six-foot wide building on the north side of the street, at

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<sup>3</sup> Gibbons, *The New York State Reporter*, 934.

<sup>4</sup> Untitled Article, *Times & Express*, March 29, 1884.

<sup>5</sup> "A Fine Outlook," *Fulton Times*, October 15, 1884.

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118 West Broadway. Like its neighbor at 114-116 West Broadway, that building was also referred to as the Emeny Block in contemporary news articles.

The remainder of the Broadway frontage for block 155 was filled with two buildings constructed in 1889. The first was built by Fred and Mary Stoddard and became known as the Stoddard Block (120-124 West Broadway); it featured two storefronts with two-story oriel windows over each commercial entry. The final building on the north side of the street was the Sullivan Block (126 West Broadway), situated on the corner of Second Street and Broadway, where the *Oswego Falls Observer* was once published. John Sullivan built this block for his dry goods business, which was formerly housed in the Emeny Block. A historic streetscape indicates that Sullivan used painted advertising on the Second Street elevation.

The flurry of construction on Broadway came to a halt after 1889, due to a lack of expansion space, as the north side of the street was full between First and Second streets while small shop buildings occupied the only remaining space left on the south side, which was between the Fitchett and Howe blocks. The commercial district did not substantially expand further west along Broadway as the section between Second and Third streets was given over to residential development. Only one commercial building was built in that area in the late-nineteenth century; it was a three-story brick block built by a developer named McGue and was situated between two dwellings on the north side of Broadway.<sup>6</sup> The first-floor commercial space of the building, which no longer exists, at one time accommodated a grocery store.

The final addition to the historic district was the Stewart Block (111 West Broadway). Newspaper accounts noted that this building would fill in the gap between Second and First streets—“making a solid brick block”<sup>7</sup>—along Broadway. The Stewart Block was designed by the Syracuse architectural office of Taber & Draper, which also designed a building on West First Street. Wellington W. Taber (1866-1943) specialized in business and mill design in Syracuse<sup>8</sup> but is best known for the Psi Upsilon fraternity house (NRHP-listed), built for Syracuse University in 1898. Frederick C. Draper joined Taber’s practice as a draftsman but by the early twentieth century had assumed full partnership.<sup>9</sup>

The City of Fulton was incorporated in 1902, combining the villages of Fulton and Oswego Falls. The commercial district street was by that time known as West Broadway, and the businesses that operated on the street began to use their addresses, rather than the building block name, to identify their respective locations. The brick blocks of West Broadway continued to provide resources to westside city residents and the woolen mill employees. Necessaries such as groceries, feed, hardware, dry goods, pharmaceuticals, clothing, among other items, could be found in stores located there. Some block names were changed as new owners and/or vendors took over the buildings. For example, the original Emeny Block became known as the Pollard

<sup>6</sup> Unattributed News Item, *Fulton Times*, May 22, 1889.

<sup>7</sup> “A New Block – Church Supper,” *Oswego Palladium*, March 29, 1901.

<sup>8</sup> William M. Beauchamp, *Past and Present of Syracuse and Onondaga County, New York, Vol. 2* (New York: S. J. Clarke Publishing Co., 1908), 231-232.

<sup>9</sup> Syracuse City Directories; 1898, 1899, 1901.

West Broadway Commercial Historic District

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Block; the first occupant of that name was Helen Pollard's millinery shop, which replaced a shoe store in the block in 1898.<sup>10</sup>

The upper floors of the blocks accommodated housing and social gatherings. The apartment occupants sometimes were the vendors themselves. For example, upon completion of 118 West Broadway, Dr. Whittaker moved into the second-floor apartment, where he could look out the bay window and see his pharmacy across the street.<sup>11</sup> Meanwhile, the third floor of that building was immediately tenanted by the Ancient Order of United Workmen ("AOUW"). That fraternal organization was one of many with rooms in the upper floors of the West Broadway business blocks. The Johnston Block, which featured a more formal meeting hall than most, served as the setting for a variety of fraternal, union, social club, and municipal meetings.

The Stoddard and Sullivan blocks were redeveloped in 1922. James Sullivan's dry goods business had been a mainstay of the commercial district since 1886, when he briefly operated out of the first Emeny Block. Every family that worked at the woolen mills had a line of credit with Sullivan's store.<sup>12</sup> In 1916, Sullivan sought to expand from dry goods to furniture by leasing part of the adjacent Stoddard Block, and in 1922 he purchased the building outright and annexed it to his own shop,<sup>13</sup> creating a single building with the address of 120-126 West Broadway. His renovations significantly changed the façade of the Stoddard Block by removing its storefront and its upper oriel windows. Those alterations were necessary to the expansion of the business, which had become an "anchor store" for West Broadway. Customers were ushered through a single entry in the expanded storefront with a bank of display windows that extended across the front of the newly conjoined building. The residential bay windows were replaced with "full-sized glass frontage" to flood the second and third stories of the showrooms with light. The changes emphasized the size and scale of the enlarged business, which was a departure from the earlier single-level stores on West Broadway. While some businesses continued to come and go, this was the last significant construction project to shape the appearance of the West Broadway commercial district and Sullivan continued to operate out of this location for approximately 40 more years.

### Criterion C

The West Broadway Commercial Historic District is comprised of a coherent group of brick buildings that portray the commercial development of this part of Fulton beginning in the last quarter of the nineteenth century. The buildings are all commercial blocks with first-floor commercial storefronts and upper floors that were historically given over to domestic or social functions. In keeping with the type as defined by architectural historian Richard Longstreth,<sup>14</sup> the

<sup>10</sup>Untitled Article, *Oswego Daily Times*, March 23, 1898.

<sup>11</sup>Untitled Article, *Fulton Times*, July 5, 1888.

<sup>12</sup>"Memories of Marcella Frawley, Age 104 (November 1999)", *Our Stories of the American Woolen Company* (Friends of History in Fulton, Fulton, NY, 2000), 46.

<sup>13</sup>"J.R. Sullivan's Enlarged Store Opens," *The Fulton Patriot*, April 19, 1922.

<sup>14</sup>Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: Altamira Press, 2000), 24

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first floor is visually distinct and divided from the upper floors by a storefront cornice, below which are recessed entries and large commercial shop windows. As is typical of many “Main Street” commercial districts, most of the storefronts were modernized in more recent times or expanded to provide additional interior space. A notable exception within the district is the original Emeny Block at 114-116 West Broadway, which retains the flush first-floor store windows and the recessed and ramped entryway. Despite the alterations that have been made to the various storefronts, the upper walls, fenestration, and decorative treatments all remain relatively intact to the period of significance.

In temporal terms, Longstreth described the “Victorian” period of commercial development as being popular from the 1850s through the 1870s, followed by a “High Victorian” period spanning the 1870s to the 1890s.<sup>15</sup> The Italianate style predominated in this period and remained popular into the 1880s; it was distinguished by the use of decorative bracketed cornices, hooded or bracketed door and window embellishment, and tall windows often hung with two-over-two sash. The Johnston block, with its profusive, mass-produced ornament, is a robust example that portrays the style’s continued popularity into the 1880s. Nevertheless, by the 1880s and 1890s new architectural modes were coming into usage for urban architecture, among them the Queen Anne style, along with the distinctive Romanesque idiom pioneered by Henry Hobson Richardson. Elements of the Queen Anne style were employed, albeit in restrained fashion, on the 1886 Emeny block, as manifested at the roofline in the form of paired parapet gables and related ornamentation; that building also exhibits elements of the Italianate style, thus marking it as a hybrid or transitional design. Romanesque motifs were employed on the Stoddard and Sullivan blocks, including the distinctive polychrome checkerboard patterning that was a signature feature of the Richardsonian Romanesque mode. The last building constructed in the district, the 1901 Stewart Block, was designed by the Syracuse architectural office of Taber & Draper. It exhibits features that indicate a renewed interest in classical design, spurred by the architecture of the White City at the 1893 Columbian Exposition in Chicago.

The cultural underpinnings of Victorian commercial architecture was, as outlined by Longstreth, “a new taste for decoration and the increasing desire to have the buildings themselves perceived as ornaments to the community.”<sup>16</sup> That mandate was fully grasped in Oswego Falls and Fulton, as many of the commercial blocks were described in contemporary newspaper accounts in aesthetic terms. For example, the Johnston Block (113-115 West Broadway) was described as “really beautiful” when completed in 1884, while the Stewart Block was referred to “an ornament to the district and a credit to its owner.”<sup>17</sup> As was customary during this era, some buildings defy straightforward stylistic description, while others, among them the blocks built during the 1870s, were conceived in straightforward terms with decorative features rendered inexpensively in the same brick masonry as the remainder of the exterior elevations, thus recalling the “bricklayer Greek” constructs of the second-quarter of the century.

<sup>15</sup>Longstreth, *The Buildings of Main Street*, 35.

<sup>16</sup>Longstreth, *The Buildings of Main Street*, 31.

<sup>17</sup>H.N.G., “The Lovely Village by the Riverside,” *Fulton Times*, 1884; “Items of Interest to Denizens of the River Town,” *Syracuse Journal*, September 25, 1901.

West Broadway Commercial Historic District

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Oswego County, New  
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In addition to their aesthetic features, the buildings in the district also represent other trends in commercial design, such as in their brick construction, which rendered them more durable than frame counterparts and more fire retardant, an important consideration in an age marked by major urban conflagrations. Also conspicuous is the use of mass-fabricated architectural elements, which were by then readily available to American consumers, among them cast-iron and pressed metal cornices and window dressings. A number of the buildings in the district employ pressed-metal ornamentation, which was already a well-established industry in the 1870s, manufactured by the Kittredge Cornice and Ornament Company of Ohio, and others.

### **Integrity Analysis/Conclusion**

Considered as a group, the eight buildings included in the nominated historic district retain the density and streetscape characteristics that mark them as a small commercial quarter, and they remain the City of Fulton's last intact turn-of-the-century commercial area. The exteriors of most have been altered since they were constructed. In spite of alterations made to individual buildings, they retain and continue to exhibit a collective historic identity. Storefront alterations, including expansion and modernization of materials, are nearly ubiquitous within the district. These changes were common to nineteenth-century commercial buildings and, as noted by Richard Longstreth, are typical of American Main Street commercial corridors. Most of the updated storefronts, while they no longer retain historic-period treatments, nevertheless retain the character-defining feature of a recessed entry with large display windows. Despite changes to the ground-floor commercial spaces, most of the district's buildings appear largely unaltered on the second and third stories, with historic-period fenestration and ornamentation.

The 1922 joining of the 1889 Sullivan and Stoddard blocks resulted in changes to the existing storefronts and fenestration. The work was conducted for James Sullivan to aid in the expansion of his dry goods business, a mainstay of the commercial district, to include furniture sales. Those alterations date to within the period of significance. Excluding the 1940s razing of the Howe Block, most of the other more recent changes to the appearance of the area were relatively minor. The Baker Block at 123-125 West Broadway was subdivided into two distinct properties; however, the architectural integrity of the building's façade was left relatively unchanged. While modernization of storefronts has occurred, those changes were minimal when compared to the wholesale destruction that befell Fulton commercial buildings lost during Urban Renewal. The West Broadway Commercial Historic District remains the last intact and contiguous areas of late-nineteenth and early twentieth century commercial development within the city of Fulton limits.

West Broadway Commercial Historic District

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Oswego County, New  
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## 9. Major Bibliographical References

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

Beauchamp, William M. *Past and Present of Syracuse and Onondaga County, New York, Vol. 2*. New York: S. J. Clarke Publishing Co., 1908.

Friends of History in Fulton. *Images of America: Fulton and the Oswego River*. Charleston, SC: Arcadia Publishing, 2001.

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Gibbons, W. S., ed. *The New York State Reporter: Containing All the Current Decisions of the Courts of Record of New York State, Vol. XXXIX*. Albany, NY: W. C. Little & Co., 1891.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture, Updated Edition*. Walnut Creek, CA: Altamira Press, 2000.

*Syracuse City Directory*. Syracuse, NY: Sampson & Murdock Co., 1898, 1899, 1901.

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**Previous documentation on file (NPS):**

West Broadway Commercial Historic District

Oswego County, New York

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreege of Property** 0.86

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

West Broadway Commercial Historic District

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**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 18 | Easting: 384919 | Northing: 4796868 |
| 2. Zone:    | Easting:        | Northing:         |
| 3. Zone:    | Easting:        | Northing:         |
| 4. Zone:    | Easting :       | Northing:         |

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

The West Broadway Commercial Historic District includes the properties on the north and south side of West Broadway between West First and West Second Street in the City of Fulton, Oswego County. The property numbers include: (south) 109, 111, 113-115, 117-121, 123, 125; (north) 114-116, 118, 120-126. The boundaries may be seen on the tax map given below.

**Boundary Justification** (Explain why the boundaries were selected.)

These buildings represent continuous commercial development within a historically coherent commercial district. All other commercial development from the late 19<sup>th</sup> or early 20<sup>th</sup> century on the street block has been removed or is separated from the proposed district by non-commercial buildings and/or contemporary infill.

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**11. Form Prepared By**

name/title: Andrea Zlotucha Kozub

organization: Streetscape Preservation

West Broadway Commercial Historic District

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Oswego County, New York

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street & number: 1335 Woodworth Road  
city or town: Skaneateles state: NY zip code: 13152  
e-mail andrea@streetscapepres.com  
telephone: 315-236-5384  
date: May 26, 2020

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**West Broadway Commercial Historic District**  
**City of Fulton, Oswego County, New York**

109-126 West Broadway  
Fulton, NY 13069



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

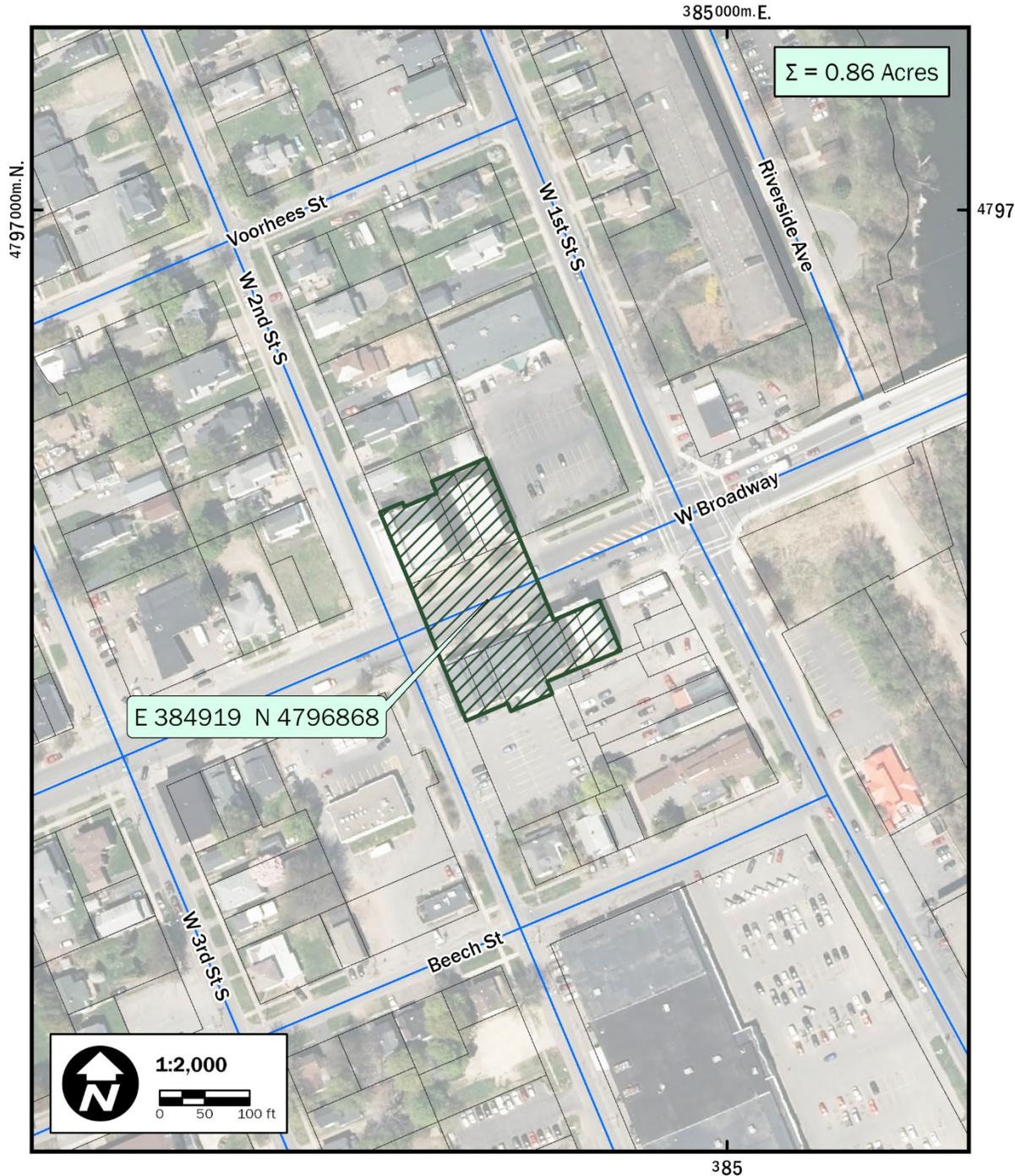
 Nomination Boundary



**Parks, Recreation  
and Historic Preservation**

West Broadway Commercial Historic District  
City of Fulton, Oswego County, New York

109-126 West Broadway  
Fulton, NY 13069



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

 Nomination Boundary



Parks, Recreation  
and Historic Preservation

West Broadway Commercial Historic District  
City of Fulton, Oswego County, New York

109-126 West Broadway  
Fulton, NY 13069



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

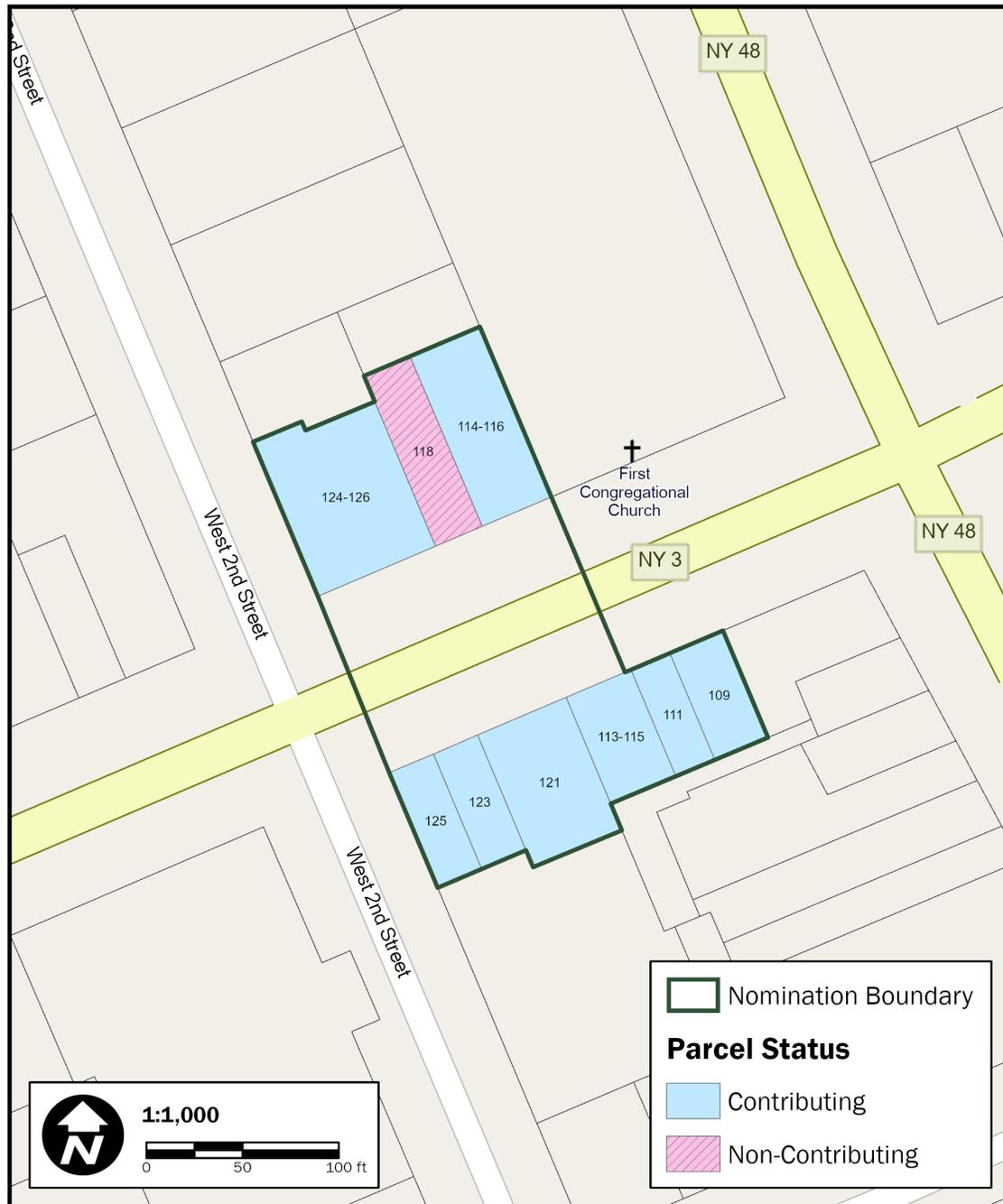
Nomination Boundary



Parks, Recreation  
and Historic Preservation

**West Broadway Commercial Historic District**  
City of Fulton, Oswego County, New York

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



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York

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: West Broadway Commercial Historic District

City or Vicinity: Fulton

County: Oswego

State: New York

Photographer: Kelley Weaver

Date Photographed: August 30, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0001  
View of north side of West Broadway looking northwest.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0002  
View of north side of West Broadway looking northeast.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0003  
View of south side of West Broadway looking southwest.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0004  
View of south side of West Broadway looking southeast.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0005  
View of 114-116 West Broadway.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0006  
View of 118 West Broadway.

West Broadway Commercial Historic District

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NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0007

View of the conjoined buildings 120-124 and 126 west Broadway (now 120-126 West Broadway).

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0008

View of 109 West Broadway.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0009

View of 111 West Broadway.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0010

View of 113-115 West Broadway.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0011

View of 117-121 West Broadway.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0012

View of 123 West Broadway.

NY\_OswegoCo\_WBroadwayCommercialHistoricDistrict\_0013

View of 125 West Broadway.

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Oswego County, New York

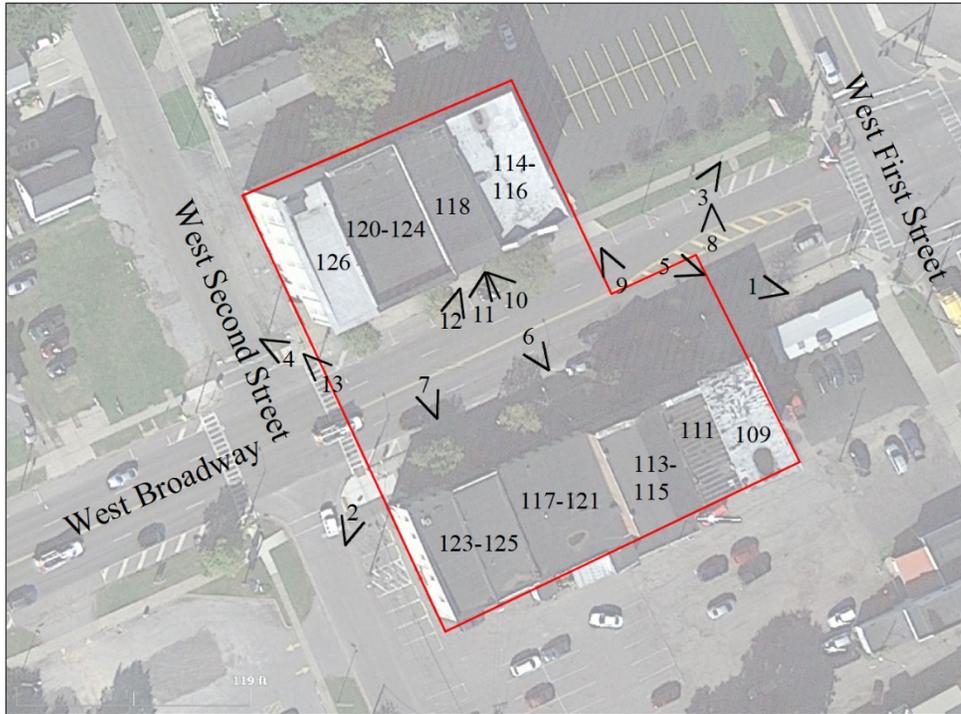
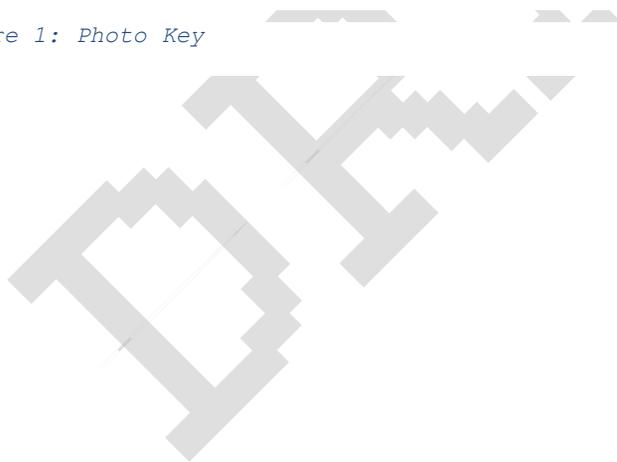


Figure 1: Photo Key



West Broadway Commercial Historic District

Oswego County, New York

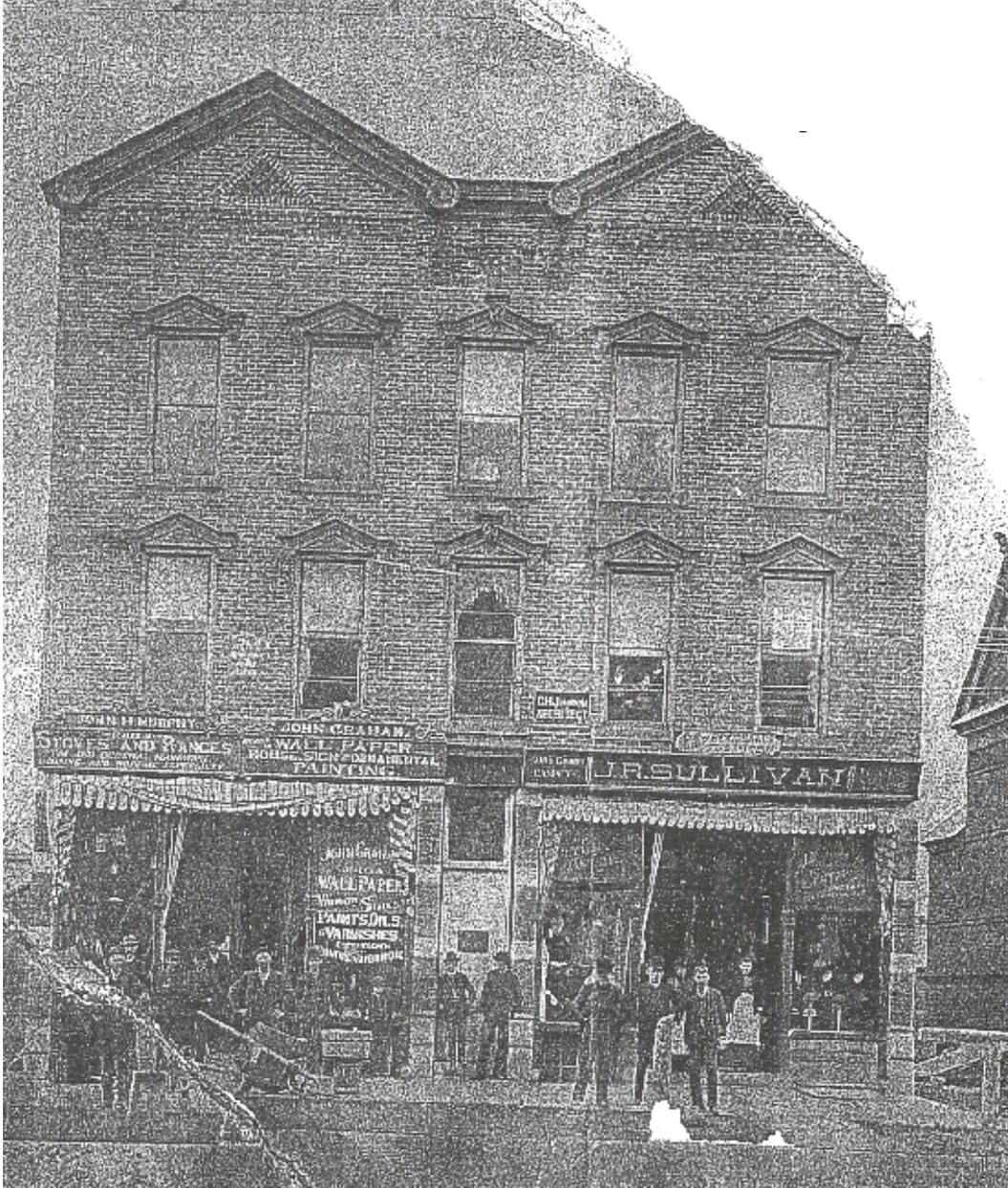


Figure 2: Ca. 1886 photo of 114-116 West Broadway, known as the Emeny Block. (Photo courtesy of the Friends of History in Fulton.)

West Broadway Commercial Historic District

Oswego County, New York



Figure 3: Early 20th century view of West Broadway facing east. 120-124, 118, 114-116 on left and 107 (razed), 109, 111, 113-115, and 117-121 on right. (Photo courtesy of the Friends of History in Fulton.)

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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Callie's & Co.  
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JCT  
48

NEW BISTRO

Police Community Services Agency

125



BROADWAY CLEANERS

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SPEED  
LIMIT  
**30**

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ACROSSED  
THE STREET

BRO  
CLE  
DRY CLE  
S  
PHONE 592-4437



Vertical siding on the top two floors of the building, alternating between light tan and greyish-brown.

Second floor windows: three double-hung windows on the left side of the bay window, and one double-hung window on the right side.

Bay window area: a large bay window with three double-hung windows. A small white air conditioning unit is mounted on the right side of the bay window.

Green storefront with a yellow and white striped awning. The address '118 WEST BROADWAY' is visible above the door. The storefront has large display windows on either side of the door.

White door with a small sign above it. The number '118' is visible above the door.

Utility pole with a street light and an American flag attached. The pole is green and shows signs of rust.

Green tree on the left side of the building, partially obscuring the view of the ground floor.



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Color  
Nails  
Waxing  
Perms  
Styling

salon  
ONE FIFTEEN  
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Café

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Blue sign on utility pole

Cathy's  
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Menu board



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