

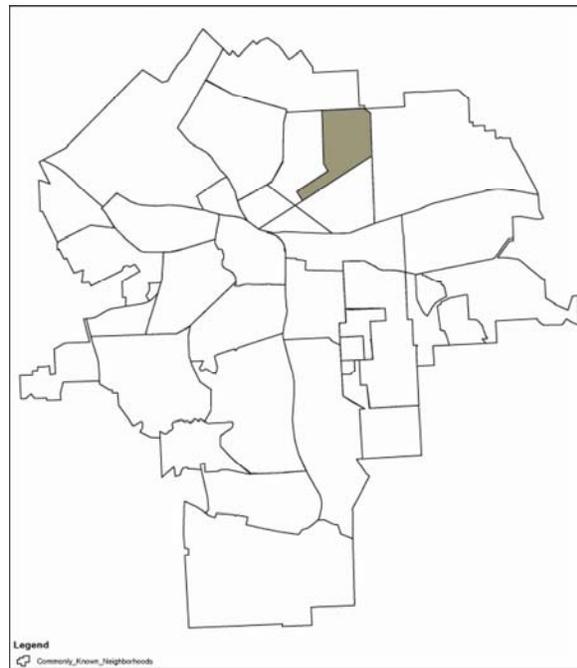
## Sedgwick Neighborhood Profile

### Boundaries

The Sedgwick neighborhood is bounded by Grant Boulevard on the north; Teall Avenue on the east; James Street on the south; and Dewitt Street on the west.

### Primary Characteristics

Sedgwick is a primarily residential neighborhood located on the north side of the City. Located a short distance up James Street from the Downtown business district, it includes some of Syracuse’s grandest homes in a “garden community” setting. Many prominent professionals and business people make their homes here. Sedgwick is bordered by streets with some commercial activity.



CITY OF SYRACUSE  
Sedgwick Neighborhood

Sedgwick Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,612	1,148	2.3	671	2.8	\$35,375	0.2%	1.2%

### Housing Description

Sedgwick is comprised mainly of upper-income, single-family residences. The neighborhood has a high level of owner-occupancy and a low vacancy rate. Homes are older, but well maintained.

Much of the neighborhood is located in a Local Preservation District. This district, originally known as Sedgwick Farms, includes many large, unique homes built in the early-20<sup>th</sup> century located along winding roads with garden-style streetscaping. Sedgwick Farms was one of the City’s first planned residential subdivisions, with large lots and curving streets designed to fit the topography of the area and provide better views of the City.

Sedgwick is the location of homes designed by renowned architects Ward Wellington Ward and Paul Heuber in the Eclectic and Arts and Crafts styles.

Sedgwick Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1952	1,246	679	476	54.5%	38.2%	1,155	91	7.3%

### **Economic Development**

The Sedgwick neighborhood has a few small corner stores and restaurants. Bordering streets such as Grant Boulevard have some commercial activity, and James Street leads to a commercial corridor in nearby Eastwood.

### **Greenspace & Recreation**

Sedgwick was designed in the style of a “garden community” and there is greenspace throughout the neighborhood. The Sedgwick Farms Tennis Club provides tennis facilities for paying members. Nearby Schiller Park and Lincoln School have open space and playing fields.

### **Housing Development Strategies**

- Historic Preservation – Sedgwick’s designation as a Local Historic District makes residents eligible for local historic rehabilitation tax abatement and other home improvement programs. It is likely eligible for designation on the National Register, but it falls within a census tract that does not qualify for the New York Historic Preservation Tax Credit.
- Middle and Upper Income Market – Take proactive steps to maintain the stability of the Sedgwick neighborhood. Promote programs such as “Say Yes” to Education to attract upper-income young families.
- One House on the Block – While not a major issue at this time, the neighborhood should be monitored to avoid certain homes from detracting from the value of the neighborhood as a whole.

### **Promotional Strategies**

- City Living – Sedgwick is one of the City’s most beautiful neighborhoods and offers a unique atmosphere and architecture that cannot be found in the suburbs.

### **Success Indicators**

- Private development
- Maintained or increase housing values
- No signs of blight/vacant structures