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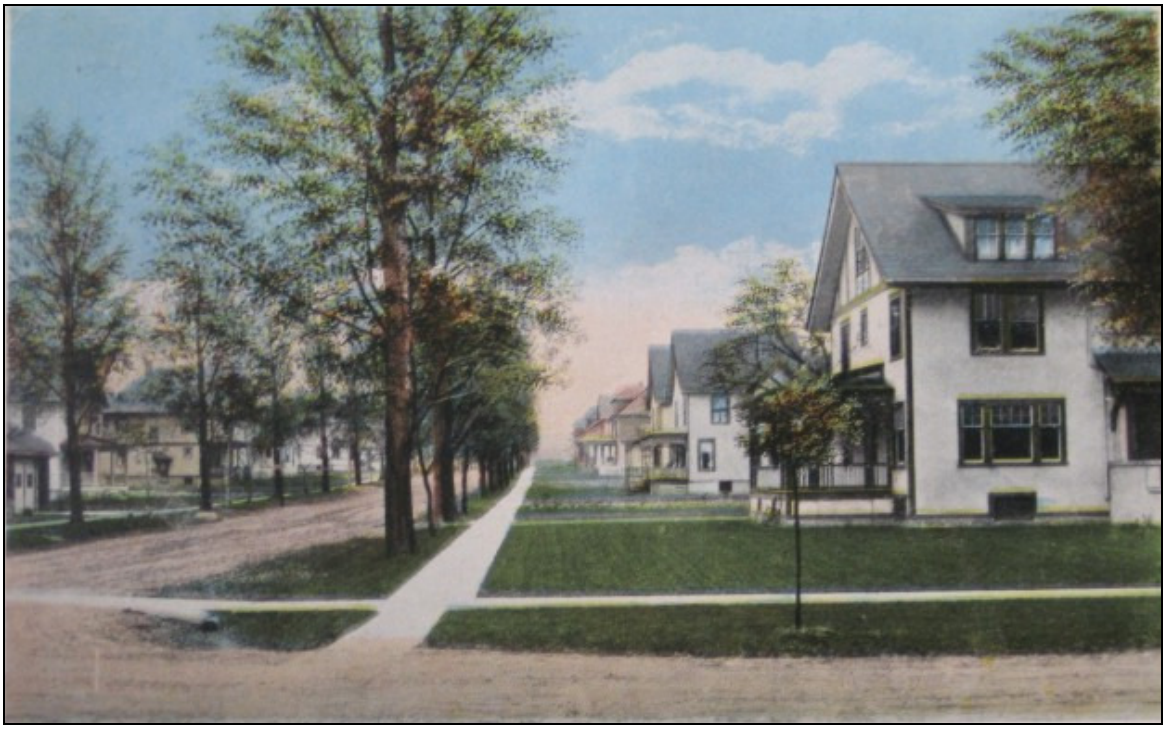
RECONNAISSANCE-LEVEL SURVEY OF HISTORIC RESOURCES

VILLAGE OF FAIRPORT

Monroe County, New York



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Cover:

Dewey Avenue from West Church Street
Courtesy Perinton Historical Society, Addis Adams Collection

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I. INTRODUCTION

The Village of Fairport initiated this reconnaissance-level survey to expand upon and update previous survey efforts, in order to identify and evaluate the historic resources located within the Village. The survey was conducted by Katie Eggers Comeau of Bero Architecture PLLC following New York State Office of Parks, Recreation and Historic Preservation (OPHRP, also known as SHPO, for the State Historic Preservation Office) standards.

A key goal of the project was to update and expand upon a village-wide survey undertaken by the Landmark Society of Western New York in 1976. In 2008-09, the Perinton Historical Society's Historic Structures Committee documented the condition of 270 buildings and structures identified in the 1976 survey. The Fairport Historic Preservation Commission, established in 2007 when the village adopted a preservation ordinance, has been using documentation from the 1976 and 2008-09 efforts to determine priorities for designation of individual landmarks, and has made notable progress in designating the top-rated buildings from those surveys.

The present survey area (See Appendix A, Historic Resources Map) encompasses the entire incorporated Village of Fairport and addresses readily observed buildings, structures, sites and objects constructed prior to 1970. The survey was limited to above-ground historic resources. Prehistoric and historic archaeological sites were outside the scope of this study. Properties that have been designated as local landmarks and/or that were documented in 2008-09 were not researched in detail for this project, but are included in the Annotated Building List in Section V.

This survey seeks to address several goals:

1. Identify significant historic resources that were not included in the 1976 survey. This included properties that were not yet 50 years old, properties where incompatible alterations have been reversed since 1976, and properties whose potential importance has come to light since 1976.

2. Compile and organize existing and new survey information as a single resource that can guide the village's ongoing preservation efforts, as the 1976 survey has done for almost 40 years.

3. Address current SHPO standards, which place more emphasis on establishing important historic themes and less emphasis, in the reconnaissance phase, on detailed documentation of individual properties.

4. Update recommendations from the 1976 survey with respect to historic districts.

Methodology

Definition and Scope of a Reconnaissance-Level Survey

This survey was undertaken following guidelines established by the National Park Service and by the New York State Office of Parks, Recreation and Historic Preservation.

A reconnaissance-level survey is described by the National Park Service as follows:

> *Reconnaissance* may be thought of as a "once over lightly" inspection of an area, most useful for characterizing its resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts.[1]

Reconnaissance-level surveys are sometimes referred to as "windshield surveys," because they are often conducted by literally driving around a community to observe general patterns of building age, materials, styles, and construction types, and to document those buildings, structures, and neighborhoods that are readily identified as having architectural and/or historic significance. Field observations are supplemented and informed by research focusing on important themes that influenced the community's growth.

Because of the extent of past survey efforts, and because members of the Fairport Historic Preservation Commission volunteered to assist with more in-depth research (see below), this survey went beyond the normal parameters of a reconnaissance-level survey to incorporate some of the more detailed property-specific documentation normally associated with an intensive-level survey; it should not, however, be considered a full intensive-level survey.

Methodology: Research

In a reconnaissance-level survey, historic research focuses on an overview of community development, in order to identify those important themes that affected the timing, location, type, and style of resources constructed in a community. For example, in villages along the Erie Canal, mid-nineteenth century industry is typically a significant theme, and canalside warehouses and other industrial facilities are common expressions of that theme.

For this survey, overview research was largely conducted using the many excellent books and articles written by local historians and supplemented by targeted primary source research. Members of the Fairport Historic Preservation Commission conducted additional research into

[1] U.S. Department of the Interior, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* (Washington, D.C.: National Register of Historic Places, 1977, rev. 1985), 12.

specific properties, going beyond the usual scope of a reconnaissance-level survey. Properties were selected for this research in an initial "windshield" review conducted by Bero Architecture. Properties were added to the "windshield" list primarily based on their historic integrity (i.e. the level to which they are intact to their historic appearance; see National Register Criteria, below, for a fuller definition); some properties with lower integrity were added because they appeared to have architectural and/or historic distinction and stood out from their surroundings. Properties that were recently reviewed by the Perinton Historical Society's Historic Structures Committee were excluded from this list.

Each member of the Fairport Historic Preservation Commission approached the research differently and all contributions were valuable in adding to the body of knowledge about these properties and assisting in their evaluation for designation potential. Some researched additional properties based on personal interest or knowledge. All properties that were researched in depth appear in the Annotated Property List in Section V even if they ultimately do not appear to have designation potential.

Methodology: Field Work

While overview research and detailed property research were underway, Bero Architecture conducted more in-depth field work by car and on foot. Initial observations were made by car to identify specific areas worthy of more detailed inspection; this included careful review of every street in the village. Properties and neighborhoods identified as meriting closer examination were then investigated by foot to determine potential historic district boundaries and to gather data about properties that appeared to have individual significance.

Properties that were reviewed in-depth were assigned color codes consistent with the ranking system used in the 1976 survey, in order to establish continuity with that survey and to use a shorthand familiar to members of the Fairport Historic Preservation Commission. Those color ratings, and a definition of the color categories, appear in the introduction to the Annotated Property List (Section V).

Guidelines and Selection Criteria

Properties were evaluated using the guidelines and standards of the National Register of Historic Places, the official list of the Nation's places worthy of preservation. The National Register is administered by the National Park Service in conjunction with the State Historic Preservation Offices (SHPOs) and Tribal Preservation Office (TPOs). New York's State Historic Preservation Office is the Office of Parks, Recreation and Historic Preservation (OPRHP).

The Annotated Property List (Section V) includes all properties that meet one or more of the following criteria:

- Included in the 1976 survey by the Landmark Society (except properties that have since been demolished), and/or
- Researched in depth by Fairport Historic Preservation Commission members, including those on Bero Architecture's initial "windshield" list and a few that volunteers chose to research based on their knowledge of the properties' history, and/or
- Designated Fairport landmarks, and/or
- Listed in the National Register, and/or
- Appear to meet individual National Register and/or local designation criteria (see below), and/or
- Located in a potential historic district.

National Register Criteria

The National Register identifies and defines five property types eligible for nomination: buildings, structures, objects, sites, and districts. To be listed in the National Register, a property must have significance, defined by the National Register as follows.

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association [see below], and:
>
> **A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> **B.** That are associated with the lives of significant persons in or past; or
>
> **C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> **D.** That have yielded, or may be likely to yield, information important in history or prehistory.

As is noted in the first paragraph of the criteria above, a fundamental requirement for listing in the National Register is *integrity*. Integrity is defined by the National Park Service as follows:

> Historic integrity is the composite of seven qualities:
>
> - location
> - design
> - setting
> - materials
> - workmanship
> - feeling
> - association
>
> Historic integrity enables a property to illustrate significant aspects of its past... Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance.[2]

A property possesses historic integrity if it retains the physical features that define why it is significant and when it was significant. If it is significant due to an association with a person or event, it must retain "the essential physical features that made up its character or appearance during the period of association with the important event, historical pattern, or person(s)." If it is significant for its architecture, it must retain "the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patterns of windows and doors, texture of materials, and ornamentation." A property is not considered to retain integrity "if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style."[3]

In cases where the resource type is extremely rare, slightly lower integrity levels are acceptable. On the other hand, in cases where there are large numbers of intact examples of a particular resource type, such as late-nineteenth century residences, or where properties are significant primarily for their architectural design, higher standards of integrity are required.

[2] U.S. Department of the Interior, *National Register Bulletin 16, Guidelines for Completing National Register of Historic Places Forms, Part A: How to Complete the National Register Registration Form* (Washington, D.C.: National Park Service, 1991), 3.

[3] U.S. Department of the Interior, National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1990, rev. 1991), 45.

Village of Fairport Designation Criteria

The Village of Fairport Preservation Ordinance has established the following criteria for designation of landmarks:

A. The Commission may designate an individual property as a landmark if it:

(1) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or

(2) Is identified with historic personages; or

(3) Embodies the distinguishing characteristics of an architectural style; or

(4) Is the work of a designer whose work has significantly influenced an age; or

(5) Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

B. The Commission may designate a group or properties as an historic district if it:

(1) Contains properties which meet one or more of the criteria for designation of a landmark; and
(2) By reason of possessing such qualities, constitutes a distinct section of the Village.

C. The fact that a property, or group of properties, has been accepted and listed on the National Register of Historic Places, or has been determined to be eligible for such listing, shall conclusively satisfy the criteria in Subsections A and B above.[4]

Report Organization

The **historic and architectural overview** synthesizes information from many sources (primary and secondary sources, local historians, historic maps, photographs, etc.) and provides a chronological narrative of the village's development. Various historical themes and contexts are explored including settlement, transportation, industry, recreation, religion, education, commerce, and government. The historic overview is supplemented by historic maps and photographs.

[4] Code of the Village of Fairport, §279-3.

The **existing conditions overview** ties themes identified in the historic and architectural overview to significant historic resources surviving in the village. Organized by building type, this section provides information about how the themes important in village history are expressed in its architectural fabric, and identifies specific examples of significant historic buildings associated with each type.

The **recommendations** section addresses ways to build on the reconnaissance-level survey to further document and protect historic resources. These are made based upon the information generated during the survey and the input of Village and OPRHP personnel. Topics explored include intensive-level survey, local designation, National Register listing, and public education.

The **annotated property list** is an inventory of properties that meet one or more of the criteria described under "Guidelines and Selection Criteria," above. The list includes a recent photograph of each property, approximate or known date of construction, 1976 color rating (if any), current color rating and designation potential, and notes on history and/or integrity, including information collected by members of the Fairport Historic Preservation Commission, where applicable.

Appendices include supplemental information:

Appendix A: Map. The map shows properties identified in the survey as having potential for National Register designation, color-coded using the same OPRHP color-coding system that was used in the 1976 Survey. All properties in potential districts are color-coded on the map, as are properties outside districts that appear eligible for individual National Register listing.

Appendix B: Designated Landmarks. A list of landmarks designated by the Fairport Historic Preservation Commission as of August 2014.

Appendix C: Glossary of National Register Terms. Preservation terminology as defined by the National Register of Historic Places.

Appendix D: "Working on the Past in Local Historic Districts." This is an adapted version of an online learning tool available through the National Park Service that educates commission members and property owners about the benefits and processes associated with local historic districts.

Appendix E: Résumés of Chief Personnel.

II. HISTORIC OVERVIEW

Introduction

The history of the Village of Fairport and surrounding Town of Perinton has been unusually well documented thanks to the proactive efforts of current and past Town and Village Historians, the Perinton Historical Society, and other dedicated citizens knowledgeable about local history. The following overview of village history distills information from the many excellent publications that have been written over the years, as a basis for understanding how Fairport's history is expressed in the present physical environment. Please see the Bibliography for a list of some of the most relevant sources that cover town and village history in greater detail.

Location and Natural Environment

Fairport is a village in eastern Monroe County, situated along the Erie Canal about 10 miles southeast of downtown Rochester. The village encompasses 1.6 square miles in the northwest quadrant of the town of Perinton. The population as of the 2010 census was 5,353. The terrain is generally level north of Church Street; around Hulburt Road and south of East Church Street the topography becomes hilly.

Early Settlement

Prior to settlement by European-Americans, the area that is now Fairport was part of the vast territory inhabited by the Seneca, the westernmost of the five nations that made up the original Iroquois League. Their main villages in this region were at least 30 miles south and east of Rochester; they hunted and camped throughout the region.

By the 1780s, Seneca efforts to retain their lands in western New York faced increasing pressure from the relentless westward push of American settlers. Meanwhile, both Massachusetts and New York claimed jurisdiction over what is now upstate New York, a situation further complicated in 1788 when Oliver Phelps and Nathaniel Gorham, representing a group of land speculators from New England, agreed to pay Massachusetts $1 million for the state's claims to all of western New York. Phelps and Gorham then set out to persuade the Iroquois Nations to surrender the land. At the 1788 Council at Buffalo Creek, the terms were settled: Phelps and Gorham would pay an initial payment of $5,000 plus $500 annually for 2,250,000 acres.[5]

[5] Due to the simultaneous use of multiple currencies in the 1780s, this amount turned out to be half of what the Seneca believed they had agreed to accept. For a description of the process, see Blake McKelvey, "Historic Aspects of the Phelps and Gorham Treaty of July 4-8, 1788," *Rochester History* 1, No. 1 (January 1939).

Oliver Phelps then hired surveyors to divide the land into regular, generally six-mile-square townships. The present-day town of Perinton was Township No. 12 in Range 4. Phelps also set up a land office in Canandaigua to facilitate sales of lands within the tract. In 1789, settlement began in earnest throughout the Phelps & Gorham Purchase.

The first European-American settlers to arrive in the township that became Perinton were Caleb Walker, his cousin Glover Perrin, and Glover's wife Johanna. They began surveying the township into lots. Caleb Walker died within a year; the Perrins stayed on, and ultimately lent their name to the township of Perinton.[6]

A trickle of additional settlers followed the Perrins in the 1790s. Most established their farms "along an east and west strip a little south of the center of town," where the town's best farmland was located.[7] The first road through the town, the "State Road," led from Pittsford to Palmyra (now Pittsford-Palmyra Road, or Route 31); the presence of this early thoroughfare naturally attracted settlement. Egypt was the first hamlet to develop in Perinton along the state road, and soon consisted of a stagecoach depot, three taverns, mills, and other establishments catering to residents and travelers.[8] In 1812, Perinton was incorporated as a town, with the first town meeting held in Egypt in 1813.

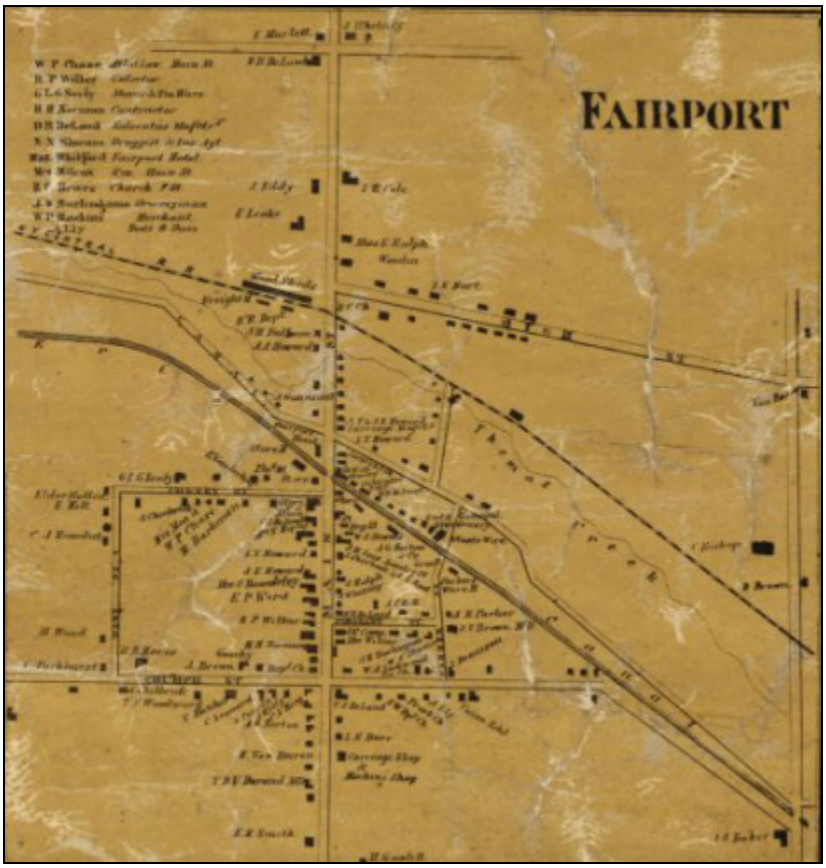
Architecture in this era consisted of simple frontier dwellings, none of which survive in Fairport.

Canal Boom, 1820s-1850s

By the 1810s, the pace of settlement was accelerating in the town, and settlers had begun farming land in what is now the village of Fairport. Settlement patterns soon changed dramatically, however, with the advent of the Erie Canal. When the canal was built through this area in 1822, the area that is now Fairport contained "seven log houses, one block and one frame house."[9] Fairport was not the only site in Perinton to attract commercial development: activity was also clustered at Bushnell's Basin, at the west town line, which was the terminus of the canal from 1821 to 1823 while the Great Embankment spanning the Irondequoit Creek was under construction, and Fullam's Basin (or Fullamtown), at the intersection of what is now Route 31 F and the canal, where canal passengers could transfer to stagecoaches and vice versa. The first post office in Perinton was established at Fullam's Basin in 1822. Its move to Fairport in 1829 was a clear indication Fairport had eclipsed its neighbors as the town's principal settlement.

[6] William F. Peck, *Landmarks of Monroe County, New York* (Boston: The Boston History Company, 1895), 361.
[7] Peck. p. 362.
[8] Peck, p. 362.
[9] W.H. McIntosh, *History of Monroe County, New York* (Philadelphia: Everts, Ensign & Everts, 1877), p. 277.

Fairport's development reflected a street pattern typical in Erie Canal villages: an irregular grid around the right-angle intersection of Main Street and the canal. The area closest to the canal and Main Street was the locus for commercial and warehouse development, as the village proved a convenient stopping-point for canal travelers and a point for loading and unloading goods and produce. Early commercial enterprises serving the need of residents and travelers included a grocery store, dry-goods store, blacksmith shop, wagon shop, and tailor. The first tavern, constructed in 1827, is still standing as the **Millstone Block** at 9 North Main Street. Originally known as Mallett's Tavern, later the Fairport Hotel, the building has been extensively altered, obscuring its historic character.



Fairport in 1858, from *Gilette's Map of Monroe County, N.Y.*

By 1848, Fairport's population was about 200. Early residential development occurred primarily along North and South Main Streets, South Avenue and adjacent streets, East and West Church Streets, in the West Street/West Avenue area, and east of Main Street along Pleasant and Parker Streets. Previous architectural surveys of the village documented a number of examples of domestic architecture from the first half of the nineteenth century, several of which have been designated as landmarks (see Appendix B). Some good examples can be seen at **106 Hulburt Road, 42 West Street, and 10 Clinton Place.**

The Reed-Hulburt House, 106 Hulburt Road.

Along with building their houses, residents started religious congregations in the village, some of which had been established in other hamlets and either relocated to or formed a daughter congregation in the village, and some of which were entirely new. Baptist, Congregational, Universalist, Free Baptist, Catholic, Methodist, and Methodist Episcopal congregations were all formed in the village in the first half of the nineteenth century, although not all constructed their own buildings during this time period. The earliest surviving religious buildings in the village have all been extensively altered and, in three cases, moved, and are no longer good representatives of their period. See Existing Conditions and Architectural Overview: Religious for a discussion of early and later religious buildings.

The Greek Revival-style First Free Baptist Church, in its original location on East Church Street, c. 1870s-80s. Perinton Municipal Historian Collection.

The village's first school was a cobblestone building, constructed in 1826 on East Church Street as the ninth district school in Perinton. As the village grew rapidly in the 1830s-40s, it was not long before the student population outgrew the building. In 1855 a new, two-story school was built next door to the first; this remained in use until 1870 when a new school was built on West Church Street. Neither the 1826 nor the 1855 school building survives: the former appears to have been demolished circa 1855, and the latter was reused as a boarding house for teachers, then a private residence, but was badly damaged in a 1970 fire and subsequently demolished. The Fairport Evangelical Church is on the site today.[10]

School No. 9, after conversion to a boarding house, c. 1870s-80s.

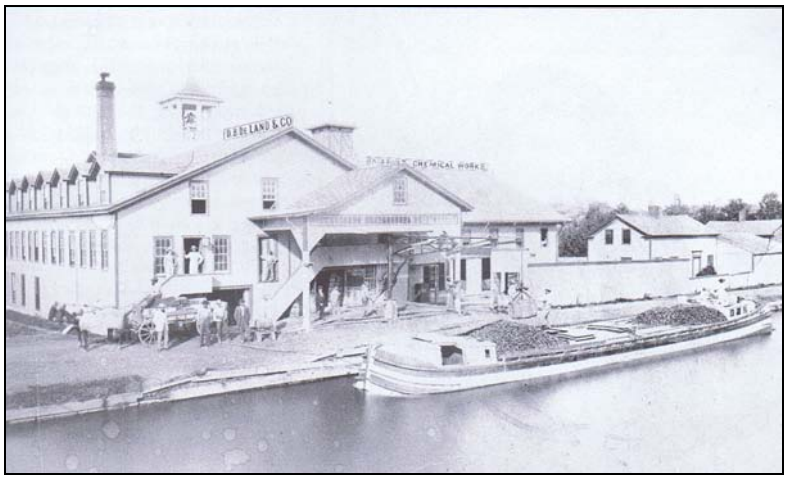
Fairport's Long Industrial Boom Begins, 1850s-1903

The second half of the nineteenth century was a time of industrial, commercial, and residential expansion in Fairport. In 1853, the New York Central Railroad line was built through the village, a short distance north of the Erie Canal. The presence of the railroad, which was soon to eclipse the canal as the primary method of long-distance transportation, was significant to Fairport's continued growth. Industry boomed: factories clustered near the junction of the canal, railroad, and Main Street manufactured baking soda, boxes, lumber, carriages and wagons, barrels, silk thread, and candy, among other products. The village's success is reflected in its rapid population growth: from 200 residents in 1848, Fairport jumped to a population of 1,000 in 1867, then nearly doubled to 1,920 by 1880. Reflecting the growth in population, Fairport was formally incorporated as a village in 1867.

[10] "District School #9 – East Church Street," 20 May 2009; accessed online at http://www.perinton.org/Departments/hist/columns/, 6 February 2014.

North Main Street, view north, in the late nineteenth century. Perinton Municipal Historian Collection.

In 1852, Daniel B. DeLand established the second company in the United States focusing on the production of saleratus (baking soda). The DeLand Chemical Company factory was located on the east side of Main Street, north of the canal. From its origins in a small building this grew to "the most important manufacturing interest in the village" by the mid-1870s.[11] The company shipped its products all over the United States and Canada, and employed 100 people by 1874. After Daniel B. DeLand's sudden death in 1872, his brother Henry and son Levi ran the company. In 1893 a fire destroyed the plant; although the company rebuilt the factory, it never fully recovered. The company closed in 1903 and its property was soon sold to the York State Fruit Company (see below).[12]



The DeLand Company in the 1860s. Perinton Municipal Historian Collection.

[11] McIntosh, p. 228.

[12] See "Deland Chemical Company," 3 March 2011, accessed online at http://www.perinton.org/Data/Documents/Historian/columns/DeLand%20Chemical.pdf, 30 January 2014.

The DeLand family was associated with a number of houses along Main Street, including two designated village landmarks: the **Daniel and Minerva DeLand House** (1856) at 185 North Main Street, and the **Henry A. DeLand House** (1874) at the corner of East Church and South Main Streets, best known today as the Green Lantern Inn. DeLand Park A and B are on land originally part of the Daniel and Minerva DeLand estate. Levi and Mary DeLand lived in the house at **176 North Main Street** (1872), then at a house at the corner of Whitney and Nine Mile Point Roads that became the Baptist Home and was subsequently demolished for that institution's expansion. Minerva DeLand (Levi's daughter) had a nearly four-decade career as an educator in Fairport; she was the first principal of the new Fairport High School when it opened on West Avenue in 1924. Minerva DeLand School on Hulburt Avenue was named for her when it was built in 1958-59.[13]

The DeLand residences are among the most impressive examples of late-nineteenth century architecture in the village. Like the two most intact DeLand houses, other high-style, well-preserved houses of this era have been designated as village landmarks. As the village's industrial and civic leaders built their high-style mansions, primarily on North and South Main streets, West Church Street, and West Avenue, families of moderate and modest means built their houses in the neighborhoods growing to either side of North and South Main streets. These houses are typically vernacular in form, displaying modest interpretations of fashionable styles such as Queen Anne and Italianate. Houses were built singly or in small groups, rather than by development of large tracts, leading to an interesting diversity of styles and ages of housing.

Typical nineteenth-century vernacular architecture, George Street.

[13] "The DeLand Family, Part 2," 17 December 2010, and "The DeLand Homes of North Main Street," 10 February 2011, both accessed online at http://www.perinton.org/Departments/hist/columns/, 6 February 2014.

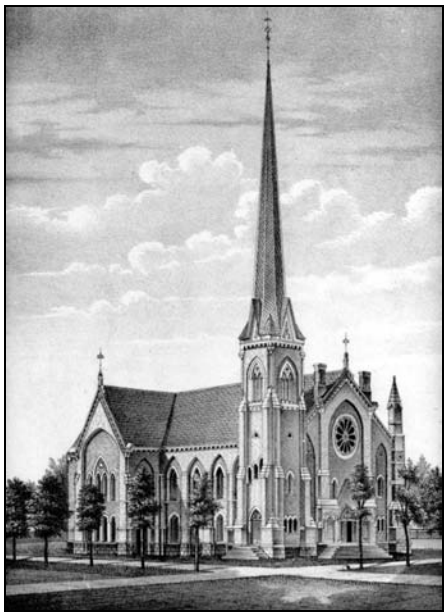
The 1900 census offers a snapshot of Fairport's ethnic and social mix at the turn of the century. While most residents of Fairport were born in the United States to American-born parents, Fairport was also home to immigrants from Germany, Ireland, England, Canada, and Italy. Most immigrants, regardless of their country of origin, lived north of the Canal, particularly on High Street and East Street.

Fairport's commercial center also grew in the last third of the nineteenth century, as merchants constructed three- and four-story commercial blocks along Main Street on both sides of the canal. The north side of the canal, which offered convenient access to both the canal and railroad, featured businesses that catered to travelers, such as hotels and taverns; the most prominent were the Osburn House (1860-70, demolished 1938) and the Cottage Hotel (1886, burned 1968 and demolished 1969). Much of Fairport's commercial building stock was demolished in the twentieth century, particularly in the late 1970s (see below). One noteworthy commercial building from the second half of the nineteenth century is the Taylor block at **100-104 North Main Street** (1873), which retains arched window openings (but not arched sash) and patterned brickwork, but has been extensively altered at the ground floor.

Historic and current photographs of the George Taylor Block, 100-104 North Main Street.

Fairport's growing prosperity was reflected in the increasing scale, permanence and sophistication of its religious buildings, several of which survive. A Catholic church was built at **22 High Street** in 1856, in the neighborhood that would become the center of Fairport's immigrant community. The building has been reused and extensively altered, obscuring its historic character. Also constructed in this era were the **First Congregational Church** (1868, 26 East Church Street), **First Baptist Church** (1877-78, northwest corner of Church and Main streets, designated village landmark and listed in the National Register), **Church of the Assumption** (Catholic; 1882, replaced by the present Church of the Assumption in 1983 at 20 East Avenue), **Free Baptist Church,** later Raymond Memorial Baptist Church (1892-95; standing today as the Fairport Community Baptist Church, 20 East Church Street), and **Fairport Methodist Church** (1899-1901; on the site of the present Methodist Church; since replaced by

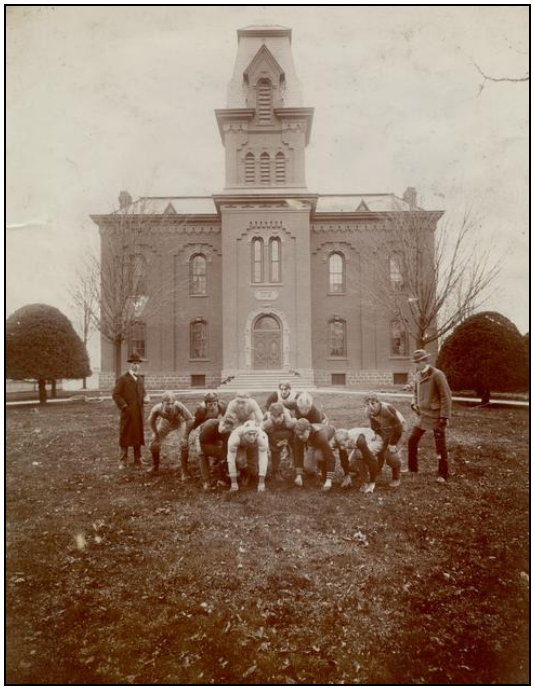
the present building). All were designed in variations of the Gothic Revival and related Romanesque Revival styles that were the common language of Christian religious architecture in the late nineteenth century.



First Baptist Church, 92 S. Main Street, 1877.

As the population grew, the village's school built in 1855 quickly proved too small. In 1872, the Fairport Union School was built on West Church Street. The Northside Grammar School, also known as the East Avenue School, was built in 1886 on East Avenue to accommodate the growing population north of the canal. The building survives today as the oldest former school building in the village, although its current appearance reflects an early twentieth-century expansion and remodeling (see below).

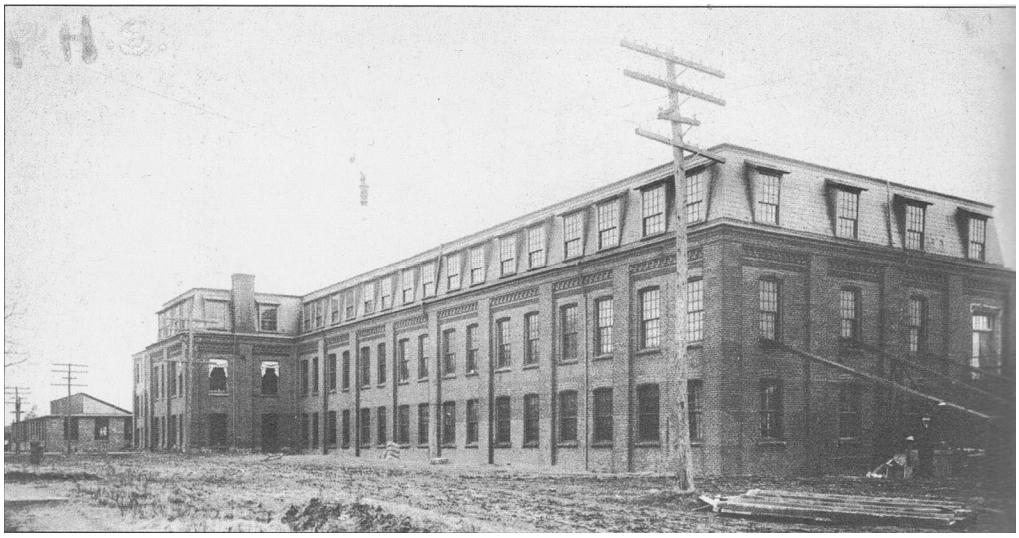
Northside School, now The Crosman, 42 East Avenue, in its original configuration (left) and current appearance.



Fairport Union School, 38 West Church Street, c. 1890-1910. Perinton Municipal Historian Collection.

Early Twentieth-Century Growth, 1903-1945

Although the demise of the DeLand Chemical Company was a loss for Fairport, other industries thrived in the twentieth century, allowing the village to retain a robust employment base and continue its steady growth. Canning, which replaced baking soda manufacturing as Fairport's most important industry, had its origins in the village in 1872, when Ezra Edgett opened a branch of his successful Newark-based canning business along the south side of the canal, east of the Turk Hill Road bridge. This business ultimately spawned two canning companies: the Thomas Canning Company at Parker and State (Lift Bridge Lane), and the Cobb Preserving Company, the direct successor to Edgett's firm, established by Amos Cobb in 1881. Amos's son George collaborated with two experts from the New York City area to adopt an experimental canning process, and established the Sanitary Can Company in the former Cox Shoe Factory on Parce Avenue in 1904. In 1908 the business, then employing 250 workers, was absorbed by the American Can Company, which remained a major employer in the area for over 80 years.[14] The building that housed the company is located at **111 Parce Avenue**; in 1976 the company built a second facility west of the Parce Avenue plant at 815 West Whitney Road.



The Cox Shoe Company, which later became the Sanitary Can Company, c. 1880s-1890s. The complex today includes this section as well as later additions built to accommodate the company's growth.

Another business that made lasting contributions to the food preserving industry began when three employees of the Fairport-based American Fruit Products Company started their own business in 1906. They established the York State Fruit Company, which manufactured cider and cider vinegar, and purchased the former DeLand Chemical plant. Robert Douglas, one of the

[14] See "The Canning Business – A New Development," 7 April 2011, and "The Business of Canning – The American Can Company," 14 April 2011, accessed online at http://www.perinton.org/Departments/hist/columns/, 30 January 2014.

three founders, was particularly interested in developing a process to produce pectin extract from apples, and formed the Douglas Packing Company in 1911 to focus on this process. He applied for a patent for his process in 1913, and his company ultimately absorbed the York State Fruit Company. In 1921 the company started manufacturing pectin in a bottled form for home use under the name "Certo," and began a major advertising campaign to introduce the merits of the product to home canners. Their efforts were successful: the company sold 1,500,000 bottles in 1921 and 7,000,000 in 1922, and continued to grow from there. The process for producing "Sure-Jell," a powdered form of pectin, was also developed at the Fairport factory. Certo production was moved to Albion in 1947, as new manufacturing methods made production there more efficient. Although no longer manufactured in Fairport, Certo and Sure-Jell remain staples in home jelly and jam production.[15] The former Certo plant was sold to the Neun Box Company, which stayed in this location until the 1980s.

The buildings at **6 and 30 Liftbridge Lane East** were part of the Certo Plant, built between 1915-24 as the Boiler House and Vinegar plant #16, respectively. These both retain some historic integrity despite changes to windows. The building at **6 North Main Street**, now referred to as the "Box Factory" after its last industrial occupant, the Neun Box Company, retains its historic foundation and the general massing of a historic industrial building, as well as some of its exterior appearance on the canal side, but has otherwise been extensively altered.

By the early years of the twentieth century, the railroad had overtaken the Erie Canal as the principal means of transportation. To try to ensure the waterway's relevance, New York State authorized a nearly $100 million project to expand the system into the Barge Canal System, which would be capable of accommodating larger boats and more traffic. In Fairport, work proceeded in the early 1910s and involved widening the canal along its original route. Buildings close to the canal on the south side were demolished or moved to accommodate the widened prism. The present **Main Street Bridge** (1914) and **Parker Street Bridge** (1912), built as part of the canal reconstruction project, are significant for their history and design, and are now designated village landmarks.[16]

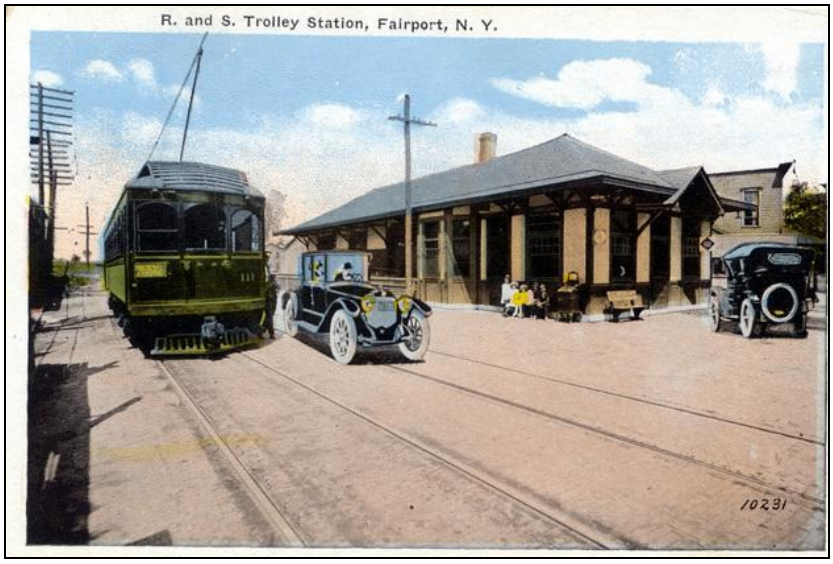
[15] "'Certo' Boomed Fairport," *Fairport Herald-Mail,* 23 March 1966; "Douglas Packing Company Announces Consolidation," *The Monroe County Mail*, 29 March 1923; and "Fairport Officially Loses One of its Famous Industries Oct. 4," *Fairport Herald-Mail* 26 September 1946.

[16] National Register listing for the bridges is pending as part of the New York State Barge Canal Historic District.

Canal widening and Main Street Bridge construction, 1913. Perinton Municipal Historian Collection.

The hopes that expansion would lead to an economic resurgence of the canal proved unfounded, as the canal remained unable to compete with the railroad or, increasingly, with trucks. Fortunately for Fairport, the presence of the New York Central Railroad meant the decline of the canal as a freight route was not a major blow to the village's economy.

Fairport gained a convenient commuter rail link to Rochester in and other upstate cities in 1909 when the Rochester, Syracuse and Eastern electric rail line, under construction since 1906, opened along its entire length from Rochester to Syracuse. Service was discontinued in 1931. The trolley station survives at **23 North Main Street** and is a designated village landmark.



Postcard view of the Trolley Station, 23 North Main Street. Perinton Municipal Historian Collection.

Early twentieth-century houses are found throughout the village, sprinkled into older neighborhoods where they replaced earlier houses or filled vacant lots, as well as in neighborhoods built mainly during this period, such as Potter Place, Dewey Avenue, and Deland Park A and B. As in earlier eras, some of the grandest houses of the period were built along fashionable South Main and West Church streets, with houses along side streets typically more modest in scale and style.

The first two decades of the twentieth century were the last period of large-scale emigration from Europe to the United States. In comparison to the 1900 census, the 1910 census for Fairport shows that residents came from a wider variety of European countries, with families representing countries as diverse as Greece, Turkey, Denmark, Holland, and Belgium, in addition to the already well-represented Germany, Canada, Ireland and England. The biggest change was a large influx of Italian families. Italian immigrants began settling in Fairport in the 1890s and tended to settle north of the Erie Canal. By the time of the 1910 census a distinct cluster of Italian-born families, the majority of whom had immigrated between 1902 and 1908, had emerged along Railroad Street, Water Street, Front Street, John Street (now Liftbridge Lane East) and part of Main Street; other Italian immigrants lived in the area around Elm and Park streets. By the 1920s, many Italian and Italian-American families lived throughout the northeast quadrant of the village, especially along High, Parce, and Frank streets and East Avenue. A number of Italian immigrants established businesses along North Main Street, close to where they lived. The community established the San Sebastian Society, a mutual aid organization, in 1915, and held events to celebrate their heritage, such as dances, carnivals, and picnics.[17]

At the beginning of this period, the village of Fairport was served by two schools built in the nineteenth century: Fairport Union School (1872) on West Church Street and Northside Grammar School (1886), also known as the East Avenue School. With the growth of the population in the early twentieth century, Northside was enlarged sometime between 1915 and 1923, and in 1923, a new high school was built on West Avenue. When that school was completed, the Union School was remodeled and became an elementary school. The new Fairport High School, designed by the Rochester firm of O.W. Harwood and B. Dryer, was considered a state-of-the-art facility with such modern amenities as a gym with lockers and showers, science laboratories, and an auditorium.[18]

[17] Helen E. Butler, "An Invasion that Brought New Life to Perinton," *Fairport Herald-Mail,* 9 June 1980.
[18] "The East Avenue or Northside School," 1 July 2009, and "Fairport Union Free School," 15 July 2009, and "Fairport High School on West Avenue," 29 July and 5 August 2009, all accessed online at http://www.perinton.org/Departments/hist/columns/, 29 May 2014.

The West Avenue School, 1926. Albert R. Stone Negative Collection, Rochester Museum & Science Center

Post-War Fairport, 1945-2000

After World War II, Fairport, like other communities in upstate New York, saw the gradual closure of some of its industrial mainstays. Fairport managed to retain much of its industrial base well into the twentieth century, but still experienced a series of losses. Certo moved to Albion in 1946; the G.L. Neun box company left in 1981; American Can Company closed its plant on West Whitney Road in 1989 (the site was purchased by Cantisano Foods in 1993, and is operated today as LiDestri Foods) and later closed its Parce Avenue facility; and National Can Company moved away in 1993.

Despite these closures, Fairport continued to prosper through the twentieth century as a desirable bedroom community for nearby Rochester, easily reached by automobile. New housing continued to be built throughout the century around the perimeter of already-developed neighborhoods. Streets like Roselawn Crescent (1955-61), Park Circle Drive (1964-65), Packet Boat Drive (1962-76), Manor Hill Drive (1963-76), and Miles Circle (1965-66) are typical of subdivision development that boomed in the post-war period throughout Monroe County and in similar suburban areas. Compared to earlier residential development in Fairport, post-war development tended to involve larger subdivisions and relatively standardized designs, resulting in greater uniformity than was typical in earlier eras when houses were built individually or in small clusters. The last sizable single-family subdivision developed in the village was the neighborhood encompassing Erie Crescent, Melnotte Lane, and Olde Orchard Lane, where development began in 1982.[19]

[19] "A look back…," *Fairport Herald-Mail,* 29 December 1982.

In 1965, the Fairport Urban Renewal Agency was established, and began planning a dramatic transformation of the village's commercial core. In 1972, the agency received over $3 million in federal grants, which were ultimately used to develop Village Landing, an L-shaped, 110,000 square-foot shopping plaza along Main Street and West Avenue characterized by below-grade shop entrances on Main Street and additional storefronts facing an approximately 240-car surface parking lot extending from Main Street to Perrin Street. This project, completed in 1977, was soon followed by redevelopment of the parcel opposite it, on the east side of Main Street just south of the Canal, as Packett's Landing, which opened in 1982. Both projects were designed by Rochester architectural firm Barkstrom and LaCroix.[20] Together with redevelopment of the former H.P. Neun box factory (the site of the DeLand and Certo factories) in the mid-1980s, these three projects by the Fairport Urban Renewal Agency replaced the typical rows of three- to four-story attached commercial blocks that had characterized the downtown core with larger buildings of a more modern character and scale.

Aerial view of the area identified for Urban Redevelopment; the white line, which runs along Main Street near the bottom of the photograph, indicates the boundary of the "blighted" section to be demolished. From Perinton Historical Society, *Images of America: Perinton and Fairport in the 20th Century* (2004).

[20] Jim Gertner, "Conceptual design was Landing key, *Fairport Herald-Mail,* 20 October 1982; and Jim Gertner, "New Landing: A bit like old canal town," *Fairport Herald-Mail,* 27 October 1982.

Demolition in progress on Main Street. From Perinton Historical Society, *Images of America: Perinton and Fairport in the 20th Century* (2004).

The Fairport Urban Renewal Agency remains active today, working at a smaller scale. Recent projects facilitated by the agency include demolition of two buildings at 32-36 West Avenue and construction of a new three-story mixed-use building in 2009, and demolition of a house at 29 Perrin Street and replacement with a two-story, five-unit apartment building in 2012.[21]

In 1951, the educational system in the village of Fairport and town of Perinton was reorganized: a new central school district was created, replacing the old system of multiple small districts. This was part of a statewide trend to centralize districts as a way to standardize instruction, offer a wider variety of secondary courses, give children in rural areas access to modern educational facilities and programs, and generally make educational planning more efficient town-wide. The population of Fairport and Perinton was booming in the post-war period, and with centralization and population growth came the construction of five new schools in the district in the 1950s and 1960s, three of which were in or adjacent to the village: Johanna Perrin (1955), Minerva Deland (1959), and Brooks Hill (1962). The old schools were phased out and either demolished (Union School, demolished 1955) or redeveloped (Northside School, redeveloped as a community center in 1962, now "The Crosman" apartments; and the old Fairport High School on West Avenue, redeveloped as "Packetts Glen" apartments in 1984).

[21]Village of Fairport Office of Community + Economic Development, "Urban Renewal Agency," http://www.fairportoced.org/urban-renewal-agency/ura-projects.htm, accessed 5 March 2014.

New schools built on Hulburt Sreet in and just outside the village of Fairport in the post-World War II period: Minerva DeLand School at left, Johanna Perrin School at center, Brooks Hill Elementary School at right. Perinton Municipal Historian Collection.

Fairport in the Twenty-First Century

The early twenty-first century has seen increased attention to maintaining traditional village character through design guidelines, a new historic preservation ordinance (2007), a façade improvement grant program that promotes consistency with traditional architectural character, a comprehensive plan (2007), master plan for the northwest quadrant, and public art plan. These and other efforts signal increased appreciation for Fairport's unique assets as a historic canal village.

III. EXISTING CONDITIONS AND ARCHITECTURAL OVERVIEW

The Existing Conditions and Architectural Overview section connects the historic themes discussed in the Historic Overview to the existing architecture in the Village of Fairport. Properties are discussed by type, with a summary of the development of each resource type followed by a list of notable surviving examples.

RELIGIOUS BUILDINGS

Within the Village of Fairport are seven active religious buildings, five of which were built prior to 1970, as well as four former religious buildings that have been converted to other uses.

The oldest surviving buildings associated with religious use have been converted to other uses. The original **Free Baptist Church building**, constructed in 1848, was moved in 1892 to make way for a larger church building. It still stands at 154-156 South Main Street, now used as apartments, oriented with the original rear of the building facing the street. The former **Congregational Church Sunday School** and **Baptist Church Chapel** were moved to 9 and 11 Filkins Street, respectively. The first building constructed for the village's Catholic parish (1856) still stands at **22 High Street**, now used for nonreligious purposes. All four of these buildings have been extensively altered with synthetic siding, alterations to fenestration, and new entry porches and retain little evidence of their original historic character.

The oldest church building still in use is the Romanesque Revival **First Congregational Church**, 26 Church Street, built in 1868-69. This building, rated "green" in the 1976 Landmark Society survey and designated a village landmark in 2009, was the third building constructed for this congregation on this site. Based on its architectural and historical significance and its high level of physical integrity, it appears eligible for National Register listing as well as local designation.

The **First Baptist Church of Fairport**, built in 1877-78 at the prominent intersection of Church and Main streets, is one of the village's most distinctive buildings. It was designated a local landmark in 2008 and is also listed in the National Register of Historic Places.

The **Fairport Community Baptist Church** (formerly Raymond Memorial Baptist Church) at 20 East Church Street was dedicated in 1895. Based on the significance and physical integrity of its exterior architecture, this building, the only stone church in Fairport, appears eligible for National Register and/or local landmark designation.

In 1923, **Bethlehem Lutheran Church** was constructed at 48 Perrin Street. The building was remodeled in the 1930s, expanded in 1971, remodeled in the 1990s, and expanded again in 2001 with a 6,000 square-foot addition. Because vinyl siding and extensive additions obscure much of its original character, it does not appear eligible for individual National Register or local landmark designation. If district designation is pursued, it could be considered for inclusion as a marginal contributing or possibly noncontributing building.

The original building of the **Fairport United Methodist Church** was constructed in 1878 on the church's present site at 31 West Church Street. In 1955, a large addition was built to the west of

the 1878 sanctuary; in the early 1960s, the original sanctuary was demolished and replaced. The present building therefore dates to the 1950s-60s. Appropriate in scale and general character to the district, it is a potential contributing building in a historic district but does not appear to merit consideration for individual local landmark or National Register status at this time.

Finally, the village has two houses of worship constructed after 1970: **Evangelical Church of Fairport**, 38 East Church Street, constructed in 1972 after the congregation's previous building was destroyed in a fire; and the **Church of the Assumption** (Catholic), 20 East Avenue, constructed in 1983.

Name	Current Address	Date	Eligibility
Original Free Baptist Church	154-156 South Main Street	Built 1848, moved 1892	Not eligible due to loss of physical integrity
Original Congregational Church Chapel	9 Filkins Street	c. 1840s-50s; moved	Not eligible due to loss of physical integrity
Original Baptist Chapel	9 Filkins Street	c. 1840s-50s; moved	Not eligible due to loss of physical integrity
Original Catholic Church	22 High Street	1856	Not eligible due to loss of physical integrity
First Congregational Church	26 East Church Street	1868 with later additions	Designated Local Landmark; appears eligible for National Register listing
First Baptist Church	92 South Main Street	1877	Designated Local Landmark and National Register listed
Fairport United Methodist Church	31 West Church Street	1950s-60s	Not individually eligible due to lack of architectural distinction; might contribute to a district
Fairport Community Baptist Church	20 East Church Street	1895	Appears individually eligible
Bethlehem Lutheran Church	48 Perrin Street	1923, expanded 1971, 2001	Not individually eligible; might contribute to district
Evangelical Church of Fairport	38 East Church Street	1972	Not eligible due to age and lack of architectural distinction
Church of the Assumption	20 East Avenue	1983	Not eligible at this time due to age

COMMERCIAL BUILDINGS

Fairport's historic commercial corridor runs along North and South Main Street, from about East Avenue, at the north end, to Church Street, at the south end, with some businesses also located along West Avenue just west of Main Street. Businesses catering to travelers, such as hotels and taverns, were historically located north of the canal where they were easily accessed from both the canal and the railroad. The main business district was centered around Main Street and West Avenue; historic images of the streetscape show these streets lined by two- and three-story attached commercial buildings.

Much of Fairport's historic commercial building stock has been lost, particularly during Urban Renewal in the 1970s when many buildings around the intersection of Main and West Avenue were demolished, or altered beyond recognition. As a result, the commercial corridor does not display the coherence required to meet the criteria for a National Register historic district.

The following are the most notable surviving examples of historic commercial architecture in the village. Buildings are included on this list because they were built before 1970, have some degree of architectural and/or historic significance, and retain above-average integrity in the context of Fairport's commercial corridor. Not all are eligible for National Register or local landmark designation.

Name	Current Address	Date	Eligibility
G.C. Taylor Building	100 North Main Street	1873	Does not appear eligible for National Register due to window replacement and incompatible storefront.
Pappalardo Law Office (current name)	115 North Main Street	1909-15	Above-average integrity; would be a contributing building if in a district setting but does not appear to meet National Register criteria individually.
Royal Café (The Sugar Bowl)	15 North Main Street	1909	Above-average integrity; would be a contributing building if in a district setting but does not appear to meet National Register criteria individually. First appears on 1915 Sanborn as "Confy [confectionary] & Fruit."

Commercial Buildings, continued

Name	Current Address	Date	Eligibility
Chadwick/Hardwick & Fellows Building	38 West Avenue	1912	Part of this building was originally on Main Street, moved for Barge Canal construction. Retains little resemblance to pre-1912 appearance. Does not appear eligible for individual National Register due to window replacement and incompatible storefront.
	120 North Main Street	1915-24	Above-average integrity; but does not appear to meet National Register criteria individually.
Fairport National Bank (Bank of America)	58 South Main Street	1924	Designated local landmark
Rochester Telephone	56 West Avenue	1929	Designated local landmark
Fairport Hotel/ Fairport Lunch	25 North Main Street	1930	Above-average integrity; does not appear to meet National Register criteria individually due to alterations.
	112-114 North Main Street	1933	Above-average integrity; does not appear to meet National Register criteria individually.
Pure Oil Building	99 South Main Street	1934	Designated local landmark; appears eligible for National Register listing

EDUCATIONAL BUILDINGS

As described in the Historic Overview, Fairport was home to a number of schools over the years, with school construction closely tracking population growth. The two oldest school buildings that survive in Fairport have been converted into apartments: the **East Avenue or Northside School**, built in 1886, and the former **Fairport High School on West Avenue**, built in 1923-24. East Avenue School was built to accommodate the growing, largely immigrant, population of Fairport north of the Canal, and remained a school until about 1960. It served as a community center from 1962 to 1997, and was rehabilitated as senior apartments in 2002. The former Fairport High School on West Avenue was designed by the prolific Rochester architectural firm of O.W. Harwood and B. Dryer. This served as Fairport's only high school until 1959, then a junior high school until 1983, when it was sold and converted into condominiums, now known as "Packett's Glen." In both cases the schools were sensitively rehabilitated and still convey their historic character. They may qualify for National Register listing, although both buildings' windows have been replaced, an alteration that may render them ineligible for listing.

All active school buildings in Fairport date to the post-World War II period when the village and surrounding town experienced significant population growth. Built in 1955, **Johanna Perrin Middle School** was the first new school constructed after centralization of the district in 1951; **Minerva Deland School**, which now houses ninth graders, was built as a high school in 1959; and **Brooks Hill Elementary School** was built in 1962. These three buildings, clustered at the south end of the village (Minerva Deland is mostly outside the village, but is included here because its property extends into the village) are typical of school construction in the 1950s-60s, when school design focused on efficiency, flexibility, and safety. Typical of post-war schools nationwide, these are one-story, brick-clad buildings with simple, unadorned designs, ample windows, and multiple entrances, situated on generous lots, and each has had substantial additions to accommodate continued growth of the school-age population in the second half of the twentieth century.

Name	Current Address	Date	Eligibility
East Avenue School/Northside (The Crosman)	42 East Avenue	1886; expanded and remodeled circa 1920	Potentially eligible for National Register listing and/or local designation
West Avenue School (Packett's Glen)	71 West Avenue	1923-24	Potentially eligible for National Register listing and/or local designation
Johanna Perrin School	85 Potter Place	1955	Does not appear eligible due to lack of architectural distinction

Educational Buildings, Continued

Name	Current Address	Date	Eligibility
Minerva Deland School	140 Hulburt Road	1959	Does not appear eligible due to lack of architectural distinction
Brooks Hill Elementary School	181 Hulburt Road	1962	Does not appear eligible due to lack of architectural distinction and recent alterations to primary entrance area

TRANSPORTATION RESOURCES

Transportation has been a defining theme throughout Fairport's history: the arrival of the Erie Canal in the 1820s and railroad lines starting in the 1850s linked Fairport to the rest of the country, making it possible for local agricultural and industrial products to be transported nationwide. The presence of these transportation networks was directly responsible for the establishment and growth of Fairport as a canal, then a railroad, village. Transportation remained a key factor in Fairport's twentieth-century growth, with the interurban electric railway providing a convenient, although short-lived, link to Rochester. Fairport and the surrounding town of Perinton continued to grow as a popular bedroom community, particularly in the 1950s-70s, thanks to the easy 15-20 minute commute by car to Rochester.

Fairport retains a number of resources directly associated with the Erie/Barge Canal and with the Rochester, Syracuse & Eastern interurban electric railway, which operated from 1906 to 1931. These include the canal itself, two trolley stations, and two Barge Canal bridges. Although Fairport had both passenger and freight stations associated with the New York Central Railroad, these do not survive.

Name	Current Address	Date	Eligibility
Erie Canal		1825; 1910s	The entire existing Barge Canal system, including elements of both the Erie and Barge canals, was nominated to the National Register in 2014.[22]
Railroad Switching Tower	North side of canal on Liftbridge Lane West	1900	Likely not eligible for the National Register due to 1996 move; could be eligible for local designation
Trolley Station	23 North Main Street	1911	Locally designated; appears National Register eligible
Dockmaster's Station (former trolley station)	South side of the canal, west of the Parker Street Bridge	c. 1911	Likely not eligible for the National Register due to 1991 move; may be eligible for local designation
Parker Street Bridge	Parker Street crossing the Erie Canal	1912	Locally designated; National Register listing pending as part of the Barge Canal System

[22] As of August 2014, the system has been listed in the State Register of Historic Places; National Register listing is pending.

Transportation Resources, continued

Name	Current Address	Date	Eligibility
Main Street Bridge	Main Street crossing the Erie Canal	1914	Locally designated; National Register listing pending as part of the Barge Canal System

CIVIC BUILDINGS

Fairport's Municipal Building, constructed in 1906, was built to house town offices, with the village renting space from the town for its offices. That situation was reversed in 1931 when the town sold the building to the village and leased space for town offices. The building was designed by Syracuse firm Kirkland and Hallenbeck; Wiard and Martin designed a two-story addition for the fire department and interior renovation in 1931. The building was renovated again in 1993, adding a board room, an elevator, and new rear entrance. It remains a notable presence on South Main Street, although comparison of historic and current photographs indicates significant alterations.

Fairport's early post offices were in existing commercial buildings. The first purpose-built post office in the village was constructed in 1936-38 at **121 South Main Street**, and is still standing, now in use as a commercial building. Its five-bay brick façade is still discernible, but has been altered by a side addition and a full-width porch. Together these alterations conceal the original simple, symmetrical façade that was typical of 1930s post offices.

Like the post office, the village library was located in a variety of spaces before its first purpose-built building was constructed in 1936-38 at **18 Perrin Street**, under the auspices of the Works Progress Administration. The library was designed by the firm of Wiard and Martin, and featured a mural by local artist Carl Peters. The building is still standing, now the home of the Perinton Historical Society; the library moved to Fairport Village Landing in 1975. Also dating to the 1930s is the former Northside Fire Hall, **113 North Main Street**, a modest one-bay fire hall now serving as an office building.

Name	Current Address	Date	Eligibility
Municipal Building	31 South Main Street	1906; 1931 addition	National Register eligibility unlikely due to alterations (incompatible windows; loss of half-round transoms; cupola replaced 1978); could be eligible for local designation.
Former Post Office	121 South Main Street	1936-38	Not eligible due to alterations
Perinton Historical Society (former library)	18 Perrin Street	1936-38	Designated local landmark; likely eligible for the National Register
Northside Fire Hall	113 North Main Street	1938	Former fire hall. Above-average integrity; does not appear to meet National Register criteria individually.

INDUSTRIAL RESOURCES

Historically, industry in Fairport was clustered along the canal and railroad lines, particularly in the area to either side of North Main Street north of the canal. Today, one former industrial area (the area immediately south of the canal, east of Main Street, historically Fairport Lumber & Coal Co.) has been redeveloped and retains no historic resources. Five other clusters retain some evidence of industrial heritage: the former **American Can Company** site on Parce Avenue (and the adjacent LiDestri plant, entered from Whitney Avenue, built in 1976), a series of buildings north of **Railroad Street** historically associated with the Trescott Manufacturing Company and others, the former **DeLand Company** site between the Canal and Liftbridge Lane east of Main Street, the former **Fairport Packing Company Canning Factory** site east of Parker Street on the north side of the Canal, and the **Crosman Arms** site, formerly Cobb Preserving Company, east of Turk Hill Road south of the Canal.

The following are the most notable surviving resources associated with Fairport's industrial history.

Name	Current Address	Date	Eligibility
American Can Company Complex (formerly Cox Shoe Company, Sanitary Can)	111 Parce Avenue	1885, 1893, and later	Appears eligible for National Register and local designation. Adjacent complex, built for American Can and now LiDestri, not eligible due to age (built 1976).
Crosman Arms (Cobb Preserving Company; New York Canners)	1000 Turk Hill Road (also known as 980 Turk Hill Road)	1887 and later	Potentially eligible for National Register and local designation.
DeLand/York State Fruit/Certo Site (now Box Factory)	6 North Main Street (Box Factory)	1890s and later	The complex as a whole does not retain integrity to its historic period of significance. Surviving buildings retain some sense of the scale and massing of historic industrial buildings, and a portion of the Box Factory building closest to the canal retains much of its historic appearance. As a group the buildings do not appear eligible for the National Register. See Annotated Property List.
	23 Liftbridge Lane East (box and crate storage)	1909	
	30 Liftbridge Lane East (vinegar plant)	1915-24	
	6-10 Liftbridge Lane East (boiler house)	1915-24	

Industrial Resources, continued

Name	Current Address	Date	Eligibility
Railroad Street Industrial Buildings	North side of Railroad Street	Earliest buildings may date to 1890s	Not eligible due to alterations
Fairport Packing Company Site (Thomas Canning Factory)	3 Parker Street (engine room and coal house)	1892-98	The complex as a whole does not retain sufficient physical integrity to meet National Register criteria. 3 Parker Street and 56 Liftbridge Lane retain massing and general historic character but have been extensively altered. See Annotated Property List.
	5 Parker Street (concrete block making; postdates canning factory)	1915-24	
	54 Liftbridge Lane East	c. 1900	
	56 Liftbridge Lane East	Before 1892	

RESIDENTIAL BUILDINGS

Residential architecture survives in Fairport representing the Erie Canal era through the turn of the twenty-first century, reflecting the village's steady growth and enduring appeal as a place to live. Settlement generally began along the major thoroughfares of Main Street and Church Street and spread outward, a pattern evident in the housing stock that survives today.

The period of about 1875-1925, when the village was growing rapidly thanks largely to its successful industries, is particularly well represented in Fairport's architecture. Many examples of well-preserved, high-style nineteenth-century houses have already been designated as individual local landmarks.

The majority of houses in the village from this period are examples of vernacular interpretations of popular styles such as the Italianate and Queen Anne, and may be classified as National Folk or Folk Victorian.[23] Neighborhoods where houses of this nature predominate, with some high-style examples as well as later infill mixed in, include the area from Roselawn Avenue to West Church Street, the area from Filkins Street to South Main Street, and the East Avenue/East Street/High Street area.

Similarly, while examples of individually architecturally distinguished houses from the early twentieth century survive, the majority of houses from this era are vernacular in character, representing typical house forms and styles of the era such as the American Foursquare (a form rather than a style; houses of the American Foursquare type were built in a variety of styles, primarily Colonial Revival and Prairie/Craftsman), Colonial Revival, and Craftsman-style bungalows. A group of early-twentieth century houses of these types and styles is found south of West Church Street on Potter Place and Dewey Avenue; most of the houses on DeLand Park A and DeLand Park B were also built in the first quarter of the twentieth century, soon after those streets were created circa 1910.

Fairport and the surrounding town of Perinton experienced rapid residential growth after World War II, as part of the suburbanization of Monroe County. Miles Avenue and Hulburt Avenue are characterized by a mix of housing developed before the war and early post-war housing in Cape Cod and Minimal Traditional styles; Briggs Avenue was subdivided after the war and is lined by houses of the immediate post-war period. Outlying areas in the village were developed later in the post-war period as sizable subdivisions; each was generally developed by a single builder, resulting in greater uniformity of design than had been typical of earlier domestic architecture in the village. The largest such subdivision is in the southeast corner of the village, south of Summit Street; smaller late-twentieth century subdivisions are found at the northeast and southwest corners of the village.

[23] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013).

The survey encompassed buildings constructed up to the early 1970s, including post-World War II neighborhoods.[24] A few good examples of post-war houses that retain high integrity are included in the Annotated Building List. No post-war houses or neighborhoods were identified that appear to meet National Register criteria for designation, or that appear to be strong candidates for local landmark designation at this time. Most post-war houses in Fairport represent nationally ubiquitous styles and types, and alterations such as synthetic siding, replacement windows, and additions are prevalent in all post-war neighborhoods. With the passage of time, properties built in the recent past, or associated with individuals or events of the late twentieth century, may be found to have significance that cannot be objectively identified at this time.

Two potential historic districts, both of which are entirely or nearly entirely residential, were identified as part of this survey. Those districts are described in Section IV, Recommendations.

[24] In general, the National Register uses a guideline of 50 years to determine when sufficient time has passed for a building or an event to be evaluated for significance. Properties under 50 years old, or associated with events within the past 50 years, must demonstrate "exceptional significance" to be considered eligible for National Register listing. The present survey extended into the early 1970s to allow preliminary evaluation of properties that will soon be 50 years old.

IV. RECOMMENDATIONS

Since the Fairport Historic Preservation Commission was established in 2007, its members have made remarkable progress in identifying and designating the Village's most historically and architecturally significant properties. To date, the commission has designated 30 buildings, two bridges, and one cemetery, as well as 18 hitching posts and mounting blocks designated as a group. In preparing each designation, the commission thoroughly researches the property and writes a detailed nomination that documents the property's history and significance. Thanks to this diligent and effective work, the commission has now designated most of the highest-ranked properties identified in the 1976 survey by the Landmark Society of Western New York.

The commission has also done commendable work, in coordination with the Perinton Historical Society and the town historian, to promote public awareness of Fairport's historic resources. Through weekly columns by the town historian, house tours, and the Historical Society's outstanding website that features extensive information about designated landmark properties, residents of Fairport and Perinton have many opportunities to learn about and appreciate the importance of their community's historic buildings and structures. It is clear that these three entities work together closely and effectively, each complementing the activities of the others.

The following recommendations suggest ways of using the information compiled in the reconnaissance survey to protect and enhance the significant resources identified, building on the excellent work done so far in Fairport.

1. Investigate the nomination of key properties and districts to the State and National Registers of Historic Places.

The National Register is the list of the nation's properties that are officially designated as worthy of preservation, including archaeological or historical sites, districts, buildings, and objects. The list is maintained by the National Park Service under the U.S. Department of the Interior. In New York, this program, along with the New York State Register of Historic Places, is administered at the state level by the Office of Parks, Recreation and Historic Preservation (OPRHP, also known the State Historic Preservation Office, or SHPO). SHPO uses the same criteria to determine a property's eligibility for the State Register as are used for the National Register. The processes of nominating properties to the State and National Registers are usually handled concurrently using a single nomination form, with SHPO staff working with project sponsors to coordinate state and federal review.

National Register listing provides many important benefits to the owner and community alike. It recognizes that the property is significant to the nation, the state, and/or the local community. Listing in the Register often enhances the way communities perceive their historic resources and

gives credibility to the preservation efforts of private citizens and public officials. Listing can also help bolster pride in the community's historic resources by publicly showing that local properties are significant enough to merit national recognition.

Owners benefit from National Register listing in several ways:

- Listing is a requirement for certain types of historic preservation funding, such as Sacred Sites grants for religious properties and Environmental Protection Fund grants from SHPO (now distributed through the statewide Consolidated Funding Application process).

- Under certain circumstances, state and/or federal tax credits are available for private rehabilitation of designated commercial buildings and owner-occupied residences (see Number 3, below).

- Listing can provide a measure of protection from state and federally funded, licensed, or assisted projects. National Register listing, or even a determination that a property is eligible for the National Register, identifies a property as one whose architectural and/or historic value must be considered in planning by state and federal agencies and by communities using state and/or federal funds. Governmental agencies are then required by law to assess the impact of their projects, such as a road widening or bridge replacement, on historic resources that may be affected by the proposed work.

A National (or State) Register listing does **not** transfer ownership, or establish rules or guidelines that must be followed by private owners who wish to maintain or alter their properties using their own funds. The listing does **not** interfere with the owner's right to alter, manage, or dispose of the property.

The Annotated Property List (Section V) identifies a number of properties that appear to meet the criteria for National Register designation. Consultation with SHPO staff is needed to make a formal determination of eligibility.

2. Continue local designation of landmarks.

Local landmark designation is a completely separate process from State/National Register listing. Local designation in Fairport is handled by the Fairport Historic Preservation Commission, which is authorized through the village's preservation ordinance. The ordinance establishes the legal framework by which the board or commission can designate landmarks and review alterations (usually only exterior) to those properties.

The primary practical difference between National Register and local designation is that National Register listing **does not** bind owners to review of their privately funded projects, but local designation typically **does** mean owners must have their proposed exterior alterations reviewed by the local Preservation Commission. The specific processes and criteria for designation, design review, and appeals are spelled out in each municipality's preservation ordinance.

3. Encourage owners to take advantage of incentives for rehabilitation.

One of the benefits of National Register and, in some cases, local designation is that it enables owners to access funding for rehabilitation, in the form of tax credits and grants. Unfortunately, such funding is not plentiful, but where it is available it can be helpful to owners planning projects. The following is a list of some of the most common sources of funding for historic preservation projects.

State/Federal Tax Credits for Commercial Rehabilitation.
The federal government offers a 20% tax credit for substantial rehabilitation of properties listed in the National Register, including those listed individually as well as contributing buildings in National Register-listed historic districts.. The property must be placed into an income-producing use (for example, rental apartments, hotel, office, or retail, but not owner-occupied housing). Properties in qualified census tracts (which include all of the village of Fairport as of 2014) are also eligible for an additional 20% state tax credit. Various rules apply regarding project costs, eligible work, and timing; projects are subject to state and federal preservation guidelines, and work must be approved in advance. See the OPRHP website for more information (http://nysparks.com/shpo/).

State Tax Credits for Residential Rehabilitation.
New York State offers a 20% tax credit for rehabilitation of owner-occupied residential properties listed in the National Register (either individually or as contributing buildings in historic districts), located in qualified census tracts (all of the village of Fairport qualifies as of 2014). Project costs must exceed $5,000 and at least 5% of the project cost must be spent on the exterior of the building. Work must be approved in advance and must meet state and federal preservation guidelines. See the OPRHP website for more information (http://nysparks.com/shpo/).

Grants for Historic Preservation.
The availability of grants and application processes change frequently. In general, grants are available only to non-profit organizations and municipalities for rehabilitation of buildings they own, not to private owners. Many programs are only available for buildings listed in the National Register. Some common sources available include:

- Sacred Sites, a program of the New York Landmarks Conservancy, for restoration and repair of active houses of worship. www.nylandmarks.org
- Environmental Protection Fund, offered by OPRHP through the New York State Consolidated Funding Application, for rehabilitation projects with the potential to contribute to economic development. http://nysparks.com/shpo
- Preserve New York, offered by the Preservation League of New York State and New York State Council on the Arts, for historic resources surveys, historic structure reports, and historic landscape reports (no bricks-and-mortar funding). www.preservenys.org
- Preservation Fund, offered by the National Trust for Historic Preservation, for preservation planning and educational activities, such as condition reports, feasibility studies, design guidelines, and workshops (no bricks-and-mortar funding). www.preservationnation.org
- Certified Local Government (CLG) grants, available to municipalities participating in the CLG program for preservation activities such as survey/nomination of historic properties, training for preservation commissions, and design guidelines.

See websites for application details, including deadlines, funds available, and contact information.

4. Develop design guidelines.

Many preservation commissions use design guidelines in reviewing Certificate of Appropriateness applications. Design guidelines are an important way to identify and protect those elements of the built environment that contribute to its historic character. Design guidelines provide developers with information about the community's priorities that allow them to tailor their projects so they "fit" the community. They also give municipal decision-makers a consistent set of standards to use when reviewing projects. Guidelines should identify existing characteristics that should be maintained or improved, negative existing situations that should be avoided, and desirable conditions that may be created. Illustrated guidelines are particularly useful in helping people visualize the characteristics of design that are compatible with a historic setting. The village's existing Design Overlay District Guidelines (Fairport Village Code §550-45 to 46) are an example of design guidelines, tailored in this case to a commercial area. Some municipalities have separate guidelines tailored to specific property types or to specific historic districts, since design features that are appropriate in one situation may not be appropriate in another setting.

Some topics typically considered in design guidelines include:

- Traffic Calming and Streetscape
- Sidewalks
- Building Form, Scale, and Massing
- Principal Façade
- Symmetry
- Entrance
- Fenestration
- Storefront
- Roof
- Trim
- Ornamentation
- Lighting
- Parking
- Signs

At least two of the grant programs described above, the CLG program and the National Trust Preservation Fund, can be used to help defray the cost of professionally prepared design guidelines.

5. Consider designating historic districts at the National Register and/or local level.

A historic district is defined by the National Register as "a significant and distinguishable entity whose components may lack individual distinction," i.e., a group of properties significant for their shared history and/or architectural character. Both the National Register and Fairport's preservation ordinance recognize districts as a property type eligible for designation. As yet, no districts have been locally designated or nominated to the National Register in Fairport. Instead, the commission has focused on designation of individual landmarks. This is a sensible strategy for a new commission that needs to build public support for its efforts. At this point, the commission should consider broadening its efforts to include historic districts, as a way of protecting historic neighborhood character.

The same distinction between National Register listing and local landmark designation (see Nos. 1 and 2 above) applies to districts. National Register district designation is largely honorary and does not impose any restrictions or review requirements on owners using private funding. Local district designation does subject owners to design review when making exterior alterations (maintenance and repairs that do not alter exterior appearance are normally not reviewed; most preservation commissions also do not review paint colors in districts).

Within a district, there can be both *contributing* and *noncontributing* properties. The National Register defines c*ontributing* properties as those that relate to the age and significance of the district, and retain physical integrity as described in Section I, above. A building that does not retain perfect integrity may still be a contributing building unless alterations obscure the building's character or detract from the overall coherence of the district. *Noncontributing* buildings are those that were not built during the district's period of historical development, do not relate to the significance of the district, and/or no longer possess historic integrity due to extensive alterations.

A key benefit to National Register district designation is that it enables property owners to take advantage of incentives for rehabilitation. Owners of contributing buildings in National Register districts, like owners of properties listed individually in the National Register, may take advantage of state and/or federal tax credits for rehabilitation in certain situations (see #3, above). District designation is a good way to make these and other incentives, particularly tax credits, available to multiple property owners at once, thus amplifying the possibility of using these incentives to promote investment and revitalization.

Numerous studies have found that local historic district designation helps stabilize property values, likely because it provides owners with the confidence that their investment is protected from inappropriate alterations to neighboring properties, while safeguarding characteristics that homeowners value, such as walkability and architectural quality. For example, a recent study of four local historic districts in Connecticut found that even in a time of economic recession, "property values in every local historic district saw average increases in value ranging from 4% to over 19% per year," and "on a composite basis, the rate of foreclosure of properties within the historic districts was half the rate outside the districts."[25]

The 1976 Landmark Society survey identified two potential historic districts in Fairport. The present study, while informed by that earlier effort, took a fresh look and identified two potential districts that are similar but not identical to the earlier districts; changes reflect additions to encompass areas that were "too young" for designation in 1976 or where rehabilitation work has enhanced neighborhood historic character, and subtractions to exclude areas where widespread incompatible alterations since 1976 have reduced the area's historic integrity. District nomination is appropriate for these areas because it provides a mechanism for protecting and celebrating the neighborhoods as a whole, recognizing both individually notable properties and the important historic contexts that surround them.

[25] PlaceEconomics, *Connecticut Local Historic Districts and Property Values.* Prepared for Connecticut Trust for Historic Preservation, October 2011.

For each potential district, draft boundaries were identified and properties within those boundaries rated using survey color code definitions provided by the New York State Historic Preservation Office. Further definition of the color categories is included with the Annotated Property List, Section V.

Orange: Locally Designated by the Fairport Historic Preservation Commission; some are also listed in or eligible for the National Register; see Annotated Property List.

Red: Individually National Register eligible because of architectural and/or historic significance.

Green: Contributing building if in a district context.

Green Minus: Contributing in a district context, with generally high integrity except for replacement siding.

Yellow: Diminished integrity but contributing if in a district context.

Blue: Not NR eligible and not likely to ever achieve eligibility, usually due to lack of compatibility with the visual character of the streetscape and/or extensive alterations.

Brown: Not eligible due to age only.

Following is information about the two potential historic districts identified in this survey, including overview descriptions, draft maps, and lists of contributing and noncontributing buildings.

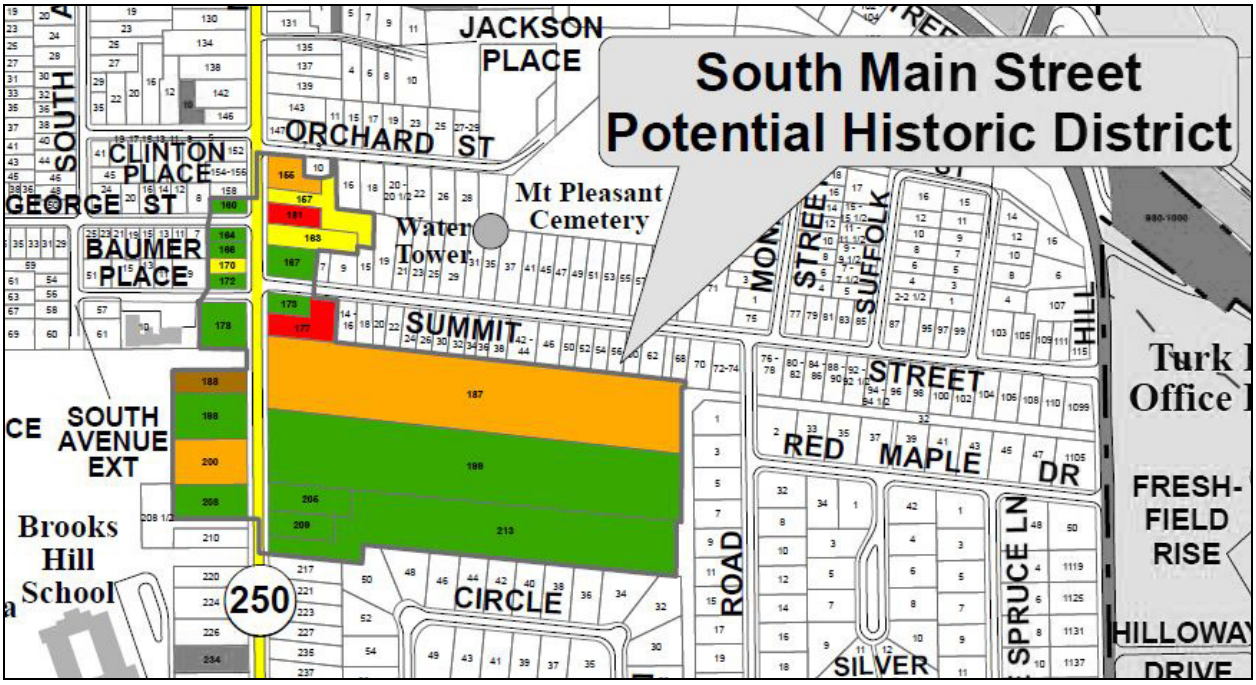
South Main Street Potential Historic District

The South Main Street Potential Historic District is significant as a collection of several of Fairport's most architecturally distinguished houses, and for its association with some of Fairport's leading nineteenth-century families. Several houses on South Main Street have been individually designated, but they also sit within a setting of largely intact historic architecture along one of the principal historic corridors leading to the village from the south.

The character of South Main Street is distinct from that of other neighborhoods in the village in part due to topography, which rises as one travels south starting at George Street and falls again toward the village line. Lot sizes vary from modest village lots to estates that are among the largest in the village.

The district includes houses that were remodeled extensively in the late nineteenth and/or early twentieth century, as prosperous owners updated the appearance of their houses to reflect changing architectural fashions. The houses at 167, 177, 199 and 205 South Main are good examples of houses where alterations have today achieved their own significance.

The district also includes notable examples of recent rehabilitation that has improved the historic integrity both of individual houses and of the district as a whole. Particularly notable are the houses at 161, 173, and 209 South Main Street, all of which demonstrate the improvement that can be made when inappropriate twentieth-century siding is removed and historically appropriate details are restored or created to complement the original style of the house.



South Main Street Potential Historic District
See full village map in Appendix A.

The following properties fall within the draft boundaries of the potential South Main Street Historic District. For more information on individual properties, please see the Annotated Property List.

Address	Contributing/Noncontributing
155 Main Street South	Contributing/ Individually Listed
157 Main Street South	Contributing
160 Main Street South	Contributing
161 Main Street South	Contributing / Potentially Individually Eligible
163 Main Street South	Contributing
164 Main Street South	Contributing
166 Main Street South	Contributing
167 Main Street South	Contributing
170 Main Street South	Contributing
172 Main Street South	Contributing
173 Main Street South	Contributing
177 Main Street South	Contributing
178 Main Street South	Contributing
187 Main Street South	Contributing/ Individually Listed (Local and NR)
188 Main Street South	Noncontributing

Address	Contributing/Noncontributing
198 Main Street South	Contributing
199 Main Street South	Contributing
200 Main Street South	Contributing/ Individually Listed
205 Main Street South	Contributing
208 Main Street South	Contributing
209 Main Street South	Contributing
213 Main Street South	Contributing

West Avenue/West Church Street/Potter Place Potential Historic District

Fairport's largest potential historic district is located west of Main Street and to either side of West Church Street. This area is significant as a well-preserved collection of houses spanning Fairport's history from the 1830s to the 1920s, representing the growth of the community over more than a century.

Early maps show that West Church Street, West Avenue, and Perrin Street were among the first streets in Fairport to be lined by houses. These streets are organized in an irregular grid, and the streetscape is characterized by regular lot sizes and setbacks, street lights, sidewalks, and mature street trees.

The district is characterized by a variety of architectural styles ranging from a few examples of early Greek Revival-style settlers' houses to a handful of contemporary houses; among the best-represented styles are Queen Anne, Colonial Revival, and Craftsman, representing Fairport's growth and prosperity in the 1880s-1920s. Houses appear to have been built individually or in small clusters, as the architecture is diverse rather than uniform.

The neighborhood's most architecturally distinguished houses tend to be along West Church Street, although there are also high-style houses to be found on Potter Place, West Avenue, West Street, and Woodlawn Avenue. Side streets at the west end of the district (Nelson Street, Galusha Street, Clifford Street, and Fourth and Fifth

avenues) and south of West Church Street (Dewey Avenue and Potter Place) were generally developed later than those to the north and east, with most houses dating to the 1910s-20s.

In addition to its architectural significance and coherence, the district is significant in Fairport's history as the home of many important local leaders in business, politics, education, community service, and other areas. See the Annotated Property List in Section V for information regarding some of the notable individuals associated with buildings in the district.

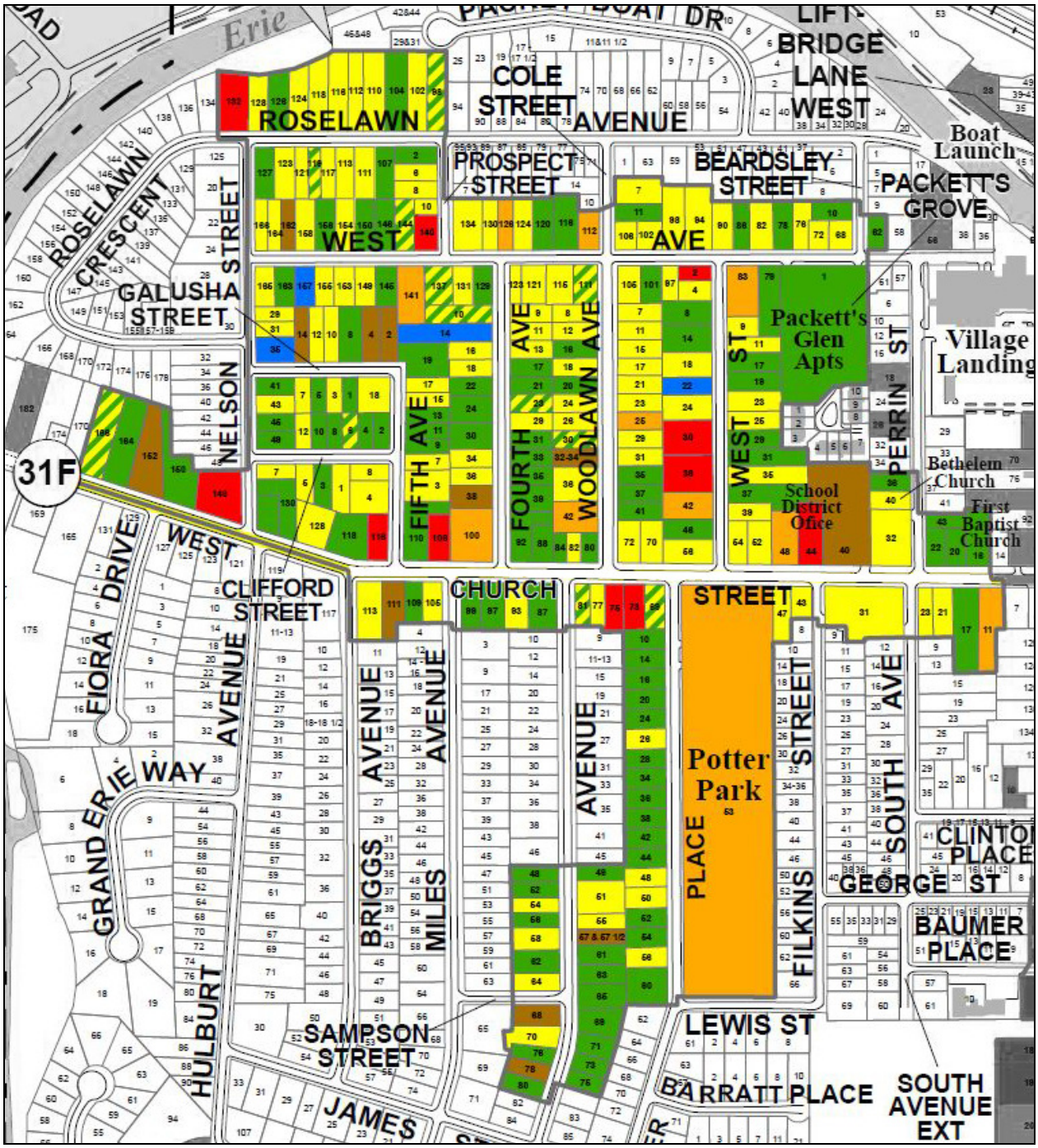
The district is almost entirely residential, but also includes two churches, one former school that is now apartments, the former Potter Mansion, and the present office of the Fairport Central School District, on the site of the former Union School (noncontributing due to age and architectural incompatibility).

Several buildings in the district are already designated Village of Fairport landmarks; several others appear eligible for individual National Register and/or local designation, as noted below and in the Annotated Property List in Section V.

The district's period of significance extends from the 1830s to at least the 1930s, reflecting Fairport's period of growth due to canal- and railroad-oriented industry. By the World War II era, the streets in the district were largely built out, although a few lots were infilled in the immediate postwar period and later.

The draft boundaries shown below were reviewed in a field visit with SHPO survey staff; more detailed study and consultation with SHPO may determine that adjustments are necessary. It could be possible to divide this into two or more smaller districts. In that case, boundaries should be drawn based on history and/or architectural coherence, as any boundaries will need to be justified based on National Register criteria (and not, for example, on considerations such as homeowner support). For example, Potter Place could easily be its own district, as these houses have architectural coherence and historical

continuity somewhat distinct from the rest of the district. This street was subdivided from the Potter Estate in 1909, and lots were sold to developers individually and in small groups from 1910 to 1928.



West Avenue/West Church Street/ Potter Place Potential Historic District
See full village map in Appendix A.

The following properties fall within the boundaries of the potential West Avenue/West Church Street/Potter Place Historic District. For more information on individual properties, please see the Annotated Property List.

Address	Contributing/Noncontributing
10 Beardsley Street	Contributing
11 Church Street West	Contributing / Individually Designated
16 Church Street West	Contributing
17 Church Street West	Contributing
20 Church Street West	Contributing
21 Church Street West	Contributing
22 Church Street West	Contributing
23 Church Street West	Contributing
31-37 Church Street West	Possibly Contributing (age)
32 Church Street West	Marginally Contributing / Possibly Noncontributing
38 Church Street West	Noncontributing
43 Church Street West	Contributing
44 Church Street West	Contributing / Potentially Individually Eligible
47 Church Street West	Contributing
48 Church Street West	Contributing / Individually Designated
52 Church Street West	Contributing
53 Church Street West	Contributing / Individually Designated
54 Church Street West	Contributing
56 Church Street West	Contributing
69 Church Street West	Contributing
70 Church Street West	Contributing
72 Church Street West	Contributing
73 Church Street West	Contributing / Potentially Individually Eligible
75 Church Street West	Contributing / Potentially Individually Eligible
77 Church Street West	Contributing
80 Church Street West	Contributing
81 Church Street West	Contributing
82 Church Street West	Contributing
84 Church Street West	Contributing
87 Church Street West	Contributing
88 Church Street West	Contributing
92 Church Street West	Contributing
93 Church Street West	Contributing
97 Church Street West	Contributing
99 Church Street West	Contributing
100 Church Street West	Contributing / Individually Designated
105 Church Street West	Contributing

Address	Contributing/Noncontributing
106 Church Street West	Contributing / Potentially Individually Eligible
109 Church Street West	Contributing
110 Church Street West	Contributing
113 Church Street West	Marginally Contributing / Possibly Noncontributing
116 Church Street West	Contributing / Potentially Individually Eligible
118 Church Street West	Contributing
128 Church Street West	Contributing
130 Church Street West	Contributing
140 Church Street West	Contributing / Potentially Individually Eligible
150 Church Street West	Contributing
152 Church Street West	Noncontributing
164 Church Street West	Contributing
166 Church Street West	Contributing
1 Clifford Street	Contributing
2 Clifford Street	Contributing
3 Clifford Street	Contributing
4 Clifford Street	Contributing
5 Clifford Street	Contributing
6 Clifford Street	Contributing
7 Clifford Street	Contributing
8 Clifford Street	Contributing
10 Clifford Street	Contributing
12 Clifford Street	Contributing
11 Cole Street	Contributing
48 Dewey Avenue	Contributing
49 Dewey Avenue	Contributing
51 Dewey Avenue	Contributing
52 Dewey Avenue	Contributing
54 Dewey Avenue	Contributing
55 Dewey Avenue	Contributing
56 Dewey Avenue	Contributing
58 Dewey Avenue	Contributing
61 Dewey Avenue	Contributing
62 Dewey Avenue	Contributing
63 Dewey Avenue	Contributing
64 Dewey Avenue	Contributing
65 Dewey Avenue	Contributing
68 Dewey Avenue	Noncontributing due to age
69 Dewey Avenue	Contributing
70 Dewey Avenue	Contributing
71 Dewey Avenue	Contributing
73 Dewey Avenue	Contributing

Address	Contributing/Noncontributing
75 Dewey Avenue	Contributing
76 Dewey Avenue	Contributing
78 Dewey Avenue	Noncontributing due to age
80 Dewey Avenue	Contributing
3 Fifth Avenue	Contributing
4 Fifth Avenue	Contributing
7 Fifth Avenue	Contributing
8 Fifth Avenue	Contributing
9 Fifth Avenue	Contributing
11 Fifth Avenue	Contributing
13 Fifth Avenue	Contributing
15 Fifth Avenue	Contributing
17 Fifth Avenue	Contributing
18 Fifth Avenue	Contributing
19 Fifth Avenue	Contributing
9 Fourth Avenue	Contributing
10 Fourth Avenue	Contributing
11 Fourth Avenue	Contributing
13 Fourth Avenue	Contributing
14 Fourth Avenue	Noncontributing
16 Fourth Avenue	Contributing
17 Fourth Avenue	Contributing
18 Fourth Avenue	Contributing
21 Fourth Avenue	Contributing
22 Fourth Avenue	Contributing
23 Fourth Avenue	Contributing
24-26 Fourth Avenue	Contributing
29 Fourth Avenue	Contributing
30 Fourth Avenue	Contributing
31 Fourth Avenue	Contributing
33 Fourth Avenue	Contributing
34 Fourth Avenue	Contributing
35 Fourth Avenue	Contributing
36 Fourth Avenue	Marginally Contributing / Possibly Noncontributing
38 Fourth Avenue	Noncontributing
39 Fourth Avenue	Contributing
1 Galusha Street	Contributing
2 Galusha Street	Noncontributing
3 Galusha Street	Contributing
4 Galusha Street	Noncontributing
5 Galusha Street	Contributing
7 Galusha Street	Contributing

Address	Contributing/Noncontributing
8 Galusha Street	Contributing
10 Galusha Street	Contributing
12 Galusha Street	Contributing
14 Galusha Street	Noncontributing
29 Nelson Street	Contributing
31 Nelson Street	Contributing
35 Nelson Street	Noncontributing
41 Nelson Street	Contributing
43 Nelson Street	Contributing
45 Nelson Street	Contributing
49 Nelson Street	Contributing
36 Perrin Street	Contributing
38-40 Perrin Street	Contributing
43 Perrin Street	Contributing
10 Potter Place	Contributing
14 Potter Place	Contributing
16 Potter Place	Contributing
20 Potter Place	Contributing
24 Potter Place	Contributing
26 Potter Place	Likely Contributing
28 Potter Place	Contributing
34 Potter Place	Contributing
36 Potter Place	Contributing
38 Potter Place	Contributing
42 Potter Place	Contributing
44 Potter Place	Contributing
48 Potter Place	Contributing
50 Potter Place	Contributing
52 Potter Place	Contributing
54 Potter Place	Contributing
56 Potter Place	Contributing
60 Potter Place	Contributing
104 Roselawn Avenue	Contributing
107 Roselawn Avenue	Contributing
110 Roselawn Avenue	Marginally Contributing / Possibly Noncontributing
111 Roselawn Avenue	Contributing
112 Roselawn Avenue	Contributing
113 Roselawn Avenue	Contributing
116 Roselawn Avenue	Contributing
117 Roselawn Avenue	Contributing
118 Roselawn Avenue	Contributing
119 Roselawn Avenue	Contributing

Address	Contributing/Noncontributing
121 Roselawn Avenue	Contributing
123 Roselawn Avenue	Marginally Contributing / Possibly Noncontributing
124 Roselawn Avenue	Contributing
126 Roselawn Avenue	Contributing
127 Roselawn Avenue	Contributing
128 Roselawn Avenue	Contributing
132 Roselawn Avenue	Contributing / Potentially Individually Eligible
62 West Avenue	Contributing
65-77 West Avenue	Contributing
68 West Avenue	Contributing
72 West Avenue	Contributing
76 West Avenue	Contributing
78 West Avenue	Contributing
79 West Avenue	Contributing
82-84 West Avenue	Contributing
83 West Avenue	Contributing / Individually Designated
86 West Avenue	Contributing
90 West Avenue	Contributing
94 West Avenue	Contributing
97 West Avenue	Contributing
98 West Avenue	Contributing
101 West Avenue	Contributing
102 West Avenue	Marginally Contributing
105 West Avenue	Contributing
106 West Avenue	Contributing
111 West Avenue	Contributing
112 West Avenue	Contributing / Individually Designated
115 West Avenue	Contributing
116 West Avenue	Contributing
120 West Avenue	Contributing
121 West Avenue	Contributing
123 West Avenue	Contributing
124 West Avenue	Contributing
126 West Avenue	Contributing / Individually Designated
129 West Avenue	Contributing
130 West Avenue	Contributing
131 West Avenue	Contributing
134 West Avenue	Contributing
137 West Avenue	Contributing
140 West Avenue	Contributing / Potentially Individually Eligible
141 West Avenue	Contributing / Individually Designated
142-144 West Avenue	Contributing

Address	Contributing/Noncontributing
145 West Avenue	Contributing
146 West Avenue	Contributing
149 West Avenue	Contributing
150 West Avenue	Contributing
153 West Avenue	Contributing
154 West Avenue	Contributing
155 West Avenue	Contributing
156 West Avenue	Contributing
157 West Avenue	Noncontributing
158-160 West Avenue	Contributing
162 West Avenue	Noncontributing
163 West Avenue	Contributing
164 West Avenue	Contributing
165 West Avenue	Contributing
166 West Avenue	Contributing
2 West Street	Contributing / Potentially Individually Eligible
4 West Street	Contributing
8 West Street	Contributing
9 West Street	Contributing
11 West Street	Contributing
14 West Street	Contributing
17 West Street	Contributing
18 West Street	Contributing
19 West Street	Contributing
22 West Street	Noncontributing
23 West Street	Contributing
24 West Street	Contributing
25 West Street	Contributing
29 West Street	Contributing
30 West Street	Contributing / Potentially Individually Eligible
31 West Street	Contributing
35 West Street	Contributing
36 West Street	Contributing / Potentially Individually Eligible
37 West Street	Contributing
39 West Street	Contributing
42 West Street	Contributing / Individually Designated
46 West Street	Contributing
7 Woodlawn Avenue	Contributing
8 Woodlawn Avenue	Contributing
11 Woodlawn Avenue	Contributing
12 Woodlawn Avenue	Contributing
15 Woodlawn Avenue	Contributing

Address	Contributing/Noncontributing
16 Woodlawn Avenue	Contributing
17 Woodlawn Avenue	Contributing
18 Woodlawn Avenue	Contributing
20 Woodlawn Avenue	Contributing
21 Woodlawn Avenue	Marginally Contributing / Possibly Noncontributing
23 Woodlawn Avenue	Contributing
24 Woodlawn Avenue	Contributing
25 Woodlawn Avenue	Contributing / Individually Designated
26 Woodlawn Avenue	Contributing
29 Woodlawn Avenue	Contributing
30 Woodlawn Avenue	Contributing
31 Woodlawn Avenue	Contributing
32-34 Woodlawn Avenue	Noncontributing
35 Woodlawn Avenue	Contributing
36 Woodlawn Avenue	Contributing
37 Woodlawn Avenue	Contributing
41 Woodlawn Avenue	Contributing
42 Woodlawn Avenue	Contributing / Individually Designated

V. ANNOTATED PROPERTY LIST

The following list is arranged alphabetically by street and includes properties that meet one or more of the selection criteria listed in Section I, above. Information recorded for each address includes estimated or known construction date, rating in 1976 (if any), current rating, potential district in which it may be included (if any), and additional notes, including notes on history and/or integrity.

To maintain consistency with the 1976 survey, the same color coding system was used, with some refinements to the definitions of each color category.

Orange: Locally Designated by the Fairport Historic Preservation Commission; some are also listed in the National Register as indicated in the property list. If located in a potential district, these are also considered contributing.

Red: Appears eligible for National Register and local landmark designation due to architectural and/or historic significance, including high integrity. Official determinations of eligibility are made by staff of the New York State Office of Parks, Recreation and Historic Preservation. Additional intensive-level survey may be required to confirm eligibility. If located in a potential district, these are also considered contributing.

Green/Green Plus/Green Minus: Strongly contributing building if in a district context. If not in a district setting, a "green" building does not appear to have enough architectural significance to qualify for individual National Register listing based on its design, and is not known to be associated with people or events that justify individual listing based on historic significance.

Green Plus (shown as green on maps; indicated as green plus in Annotated Property List) indicates high integrity plus special architectural character, with potential for local designation. Additional intensive-level survey may be required to determine eligibility for local designation.

Green Minus typically indicates character-defining features are intact with the exception of siding; restoration of original siding material could improve rating to "green" or in a few cases, "red."

Yellow/Yellow Plus: A weak contributing building if in a district context. Incompatible exterior alterations detract from its integrity, but historic character remains legible. Alterations preclude individual National Register eligibility even if building has some

historic significance; buildings ranked “yellow” or “yellow plus” or that are not in potential districts are not eligible for the National Register.

Yellow Plus (colored yellow on maps; indicated as yellow plus in Annotated Property List) indicates diminished integrity, but special architectural character; has rehabilitation potential.

Blue: Not NR eligible and not likely to ever achieve eligibility, usually due to lack of compatibility with the visual character of the streetscape and/or extensive, irreversible alterations. Noncontributing if in a district context.

Brown: Not eligible due to age. Noncontributing if in a district context.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	2 Beardsley Street	1909-15		Yellow		Robert and Emma Wignall -- Robert Wignall was born in England in 1841, married Emma Coomber in Kent, England, 1864. They came to America in 1867 and Robert was a superintendent of cheese factories. They moved to Fairport in March, 1881 where Mr. Wignall was a foreman in the DeLand works for 20 years, then a foreman for Eastman Kodak Co. before retiring. He was the director of several local bands, and of the DeLand band of Fairport for 22 years. In England he was in the Royal Marine and Fusileer bands and saw three years' service at Gibraltar. He and Emma were married for 63 years, and died within a month of each other. They are buried in Greenvale cemetery. [Fairport Herald Mail, April 7, 1927 p. 12; Fairport Herald Mail, February 26, 1919 p. 1]
	9 Beardsley Street	1905-1909		Yellow		Boyhood home of Staff Sergeant Donald F. Holtz, who was a member of the 2nd Battalion of the famous 339th "Polar Bear" Regiment, which rescued more than 130 prominent political prisoners from the Nazis in an isolated Italian Alpine camp at the end of WWII. The prisoners included Kurt Schuschnigg, Austrian chancellor, Leon Blum, the former prime minister of France, Miklós Kállay, the former Prime Minister of Hungary, and Martin Niemoller, a leading German anti-Nazi theologian and Lutheran pastor. He was awarded the Bronze Star Medal for meritorious service in combat in 1945, and a Purple Heart for wounds received while in service in Italy in 1944. [Fairport Herald Mail, August 31, 1944, p. 1; May 31, 1945, p. 1; July 26, 1945, p. 1]
	10 Beardsley Street	c. 1900-1910		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	1 Church Street East	1874	Red	Locally Designated and Individually Listed in the National Register (Orange)		Henry DeLand House / Green Lantern Inn; Locally designated and individually listed in the National Register
	10 Church Street East	c. 1822	Yellow	Yellow/Blue		Former Dickinson Inn, built at Fullam's Basin and moved here in the mid-19th century. Porch is a new reconstruction loosely based on the footprint of the former porch; many details have been removed or obscured. Building has notable history but its integrity is compromised.
	12 Church Street East	c. 1890s	Yellow	Yellow		Since 1976, vinyl siding, removal of window trim, and replacement of porch columns have diminished integrity.
	20 Church Street East	1895	Green Plus	Appears Individually Eligible (Red)		The cornerstone was laid in 1892, with church dedication taking place on February 7, 1895. In 1915 the church changed its name to Raymond Baptist, in honor of former pastor Reverend L. W. Raymond. Sometime after 1940, the name was changed to Raymond Memorial Baptist. A one-story, 53’ x 58’ cement block addition was built onto the rear (south side) of the church in 1958. In 2005, the name changed to Fairport Community Baptist Church. Warsaw Bluestone walls. Appears individually eligible for both National Register and local designation.
	26 Church Street East	1868-69	Green	Locally Designated (Orange)		Congregational Church; designated Village landmark. Appears individually eligible for National Register listing.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	28 Church Street East	c. 1840s	Yellow	Yellow		
	29 Church Street East	c. 1860s	Yellow	Green		Likely built in the 1860s; was remodeled by Rochester architect Otis Dryer for owner John Clifford in 1912. Cogswell Bentley, the secretary-treasurer of the Fairport Cold Storage Company, purchased it in 1924; the 1926 Rochester city directory indicated he had moved to Fairport, but as of 1927 the directory again listed his address as being in the city of Rochester. Sources: Maps of 1858, 1872, 1885, Monroe County Mail, 12/19/1912, p. 12, Monroe County Mail, 2/11/1915, p. 7, The Fairport Herald, Fairport, NY, 7/30/24, p. 6, 'Projects in Fairport and Perinton Designed by Architects Otis W. or Harwood B. Dryer 1903-1955', William Keeler, Perinton Historical Society Historigram, Vol. XLVI No.6, March 2014, p. 3 (Blue prints on file at the University of Rochester Rush Rees Library, Rare Books Division), Town of Perinton tax assessment card – 29 East Church Street
	32 Church Street East		Yellow	Yellow/Blue		Since 1976, house has lost distinctive Eastlake trim at gables and arched window hoods, resulting in loss of historic character. Retains historic barn.
	33 Church Street East	1843	Green Plus	Green		Longtime (but not original) owner was Hon. Fletcher A. Defendorf, a town supervisor, village president, state assemblyman, delegate to 1892 Democratic National Convention; member of school board, water board, municipal commission, shade tree commission. Sources: Maps of 1852, 1858, 1872, 1885, 1902, 1924, Monroe County Mail, 3/23/1916, p.7, Fairport Herald, 4/30/19, p. 1, Town of Perinton tax assessment card - 33 East Church Street , 'A Guide to Fairport Architecture', Ruth Ewell, 1988, 'Windows to the Past, 200 Years of Perinton, New York History', Jean Keplinger, 2010, p. 151. Fairport Village Clerk – Treasurer's Office

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	39 Church Street East	c. 1817	Green	Green		Believed to be the oldest frame house in village; was moved here from present Green Lantern site; date believed to be c. 1817. Porch has been enclosed 50+ years. Sources: Maps of 1852, 1858, 1872, 1885, 1902, 1924, Monroe County Mail, 3/23/1916, p.7, Fairport Herald, 4/30/19, p. 1, Town of Perinton tax assessment card - 33 East Church Street , 'A Guide to Fairport Architecture', Ruth Ewell, 1988, , 'Windows to the Past, 200 Years of Perinton, New York History', Jean Keplinger, 2010, p. 151. Fairport Village Clerk – Treasurer's Office
	43 Church Street East	c. 1860s	Yellow	Yellow		
	45 Church Street East	c. 1860s	Brown	Yellow/Blue		
	47-65 Church Street East	1825		Locally Designated (Orange)		Greenvale Cemetery; designated Village landmark.
	50 Church Street East	c. 1860s	Yellow	Blue		Integrity was marginal in 1976 and has been further compromised, leaving few historic features.
	54 Church Street East	1926-27	Yellow	Yellow/Blue		

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	56 Church Street East	c. 1870s	Yellow	Yellow		
	58 Church Street East	c. 1880s-90s	Yellow	Yellow		
	62-64 Church Street East	c. 1840s	Yellow	Yellow		Was the James DeLand House on South Main Street; moved here 1890 to make room for the Bown Block. (Property information card)
	67 Church Street East	c. 1840s	Yellow	Yellow		Retains distinctive Greek Revival roofline and fenestration pattern. Vinyl siding and replacement windows diminish integrity.
	84 Church Street East	c. 1850s	Yellow	Green		First owners were likely Thomas and Mary Slocum; he served as town highway commissioner and village street superintendent. Sources: 1885 Lithograph, 1902 & 1924 map, The Monroe County Mail, 10/12/05, p.7, 12/02/20, p.8; 12/15/21, p.3; The Fairport Herald, 4/21/1920, p. 1, 4/5/22, p. 3, Fairport Herald-Mail, 9/15/38, p. 4, 9/22/38, p. 5, 2/16/39, p. 5, 5/25/39, p. 5, 5/21/42, p.4, 7/2/42, p. 5, 8/22/46, p.1, 8/21/63, p.5, 7/9/69, p.5, Fairport Village Clerk – Treasurer's Office. Town of Perinton tax assessment card – 84 East Church Street
	88-90 Church Street East	c. 1880s-90s	Yellow	Yellow		

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	7 Church Street West	c. 1860s	Yellow	Yellow		Aluminum siding added since 1976; possible replacement windows.
	11 Church Street West	1893	Green	Locally Designated (Orange); Contributing	West Ave / West Church	Newman-Dean House. Designated Village landmark. Appears eligible for individual National Register listing.
	16 Church Street West	1872	Green	Contributing (Green)	West Ave / West Church	Early owner was H.J. Wooden, who was in the coal business and built a number of buildings in the village. The barn served as a funeral home for some period of time. Later became the Village Toy Shop, then the Toy Soldier.
	17 Church Street West	1910		Contributing (Green)	West Ave / West Church	Built in 1910 to replace an earlier Gothic Revival house owned by Adah Axon that burned; the barn may be older than the present house. Later owners included Hal and Emma (Axon) Scoby; Hal Scoby was a manager of the Fairport Canco plant (later became American Can Company) and founder of the Fairport Planning Board.
	20 Church Street West	1904	Yellow	Contributing (Green)	West Ave / West Church	Original owner was George Davison; owned by Dr. Wilbur Buholtz and family for at least 50 years. "Gingerbread" detail added in the last few years; barn has been rehabilitated and altered.
	21 Church Street West	c. 1880s	Yellow	Contributing (Yellow)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	22 Church Street West	c. 1900	Yellow	Contributing (Green)	West Ave / West Church	Built around 1900; likely at the same time as #20.
	23 Church Street West	c. 1850s		Contributing (Yellow)	West Ave / West Church	Retains Greek Revival roofline; alterations to siding and windows compromise integrity.
	31-37 Church Street West	1955-65		Contributing (Yellow)	West Ave / West Church	United Methodist Church. Built in two stages, replacing earlier church building. Contributing if period of significance for the district extends to mid twentieth century.
	32 Church Street West	1923		Borderline Contributing/ Noncontributing (Yellow/Blue)	West Ave / West Church	Bethlehem Lutheran Church. Siding not original; many additions obscure original building.
	38 (40) Church Street West	1971		Noncontributing (Brown)	West Ave / West Church	Fairport Central School District office; built in 1971 on the site of the old Union School, called the Streppa Building. Noncontributing due to age and architectural incompatibility.
	43 Church Street West	c. 1870	Green Minus	Contributing (Yellow)	West Ave / West Church	Since 1976, siding replaced with synthetic shingles; windows replaced.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	44 Church Street West	1885	Red	Appears Individually Eligible (Red); Contributing	West Ave / West Church	Owned for 80 years by Judge Raymond Lee and family.
	47 Church Street West	c. 1870s-80s	Green Minus	Contributing (Yellow)	West Ave / West Church	
	48 Church Street West	1880	Red	Locally Designated (Orange); Contributing	West Ave / West Church	Eldridge House and Barn. Designated Village of Fairport landmark. Excellent example of Queen Anne architectural style with pristine integrity; Gothic Revival barn. Appears individually eligible for National Register listing.
	52 Church Street West	1886		Contributing (Yellow)	West Ave / West Church	
	53 Church Street West	1858 with later alterations	Red	Locally Designated (Orange); Contributing	West Ave / West Church	Potter Mansion and Memorial. Designated Village landmark. Appears individually eligible for National Register listing.
	54 Church Street West	c. 1900	Yellow	Contributing (Yellow)	West Ave / West Church	Since 1976, asbestos siding replaced with vinyl siding. Medina sandstone porch supports were lost prior to 1976.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	56 Church Street West	pre 1872	Yellow	Contributing (Yellow)	West Ave / West Church	Appears on 1872 map.
	69 Church Street West	1902-1910	Yellow	Contributing (Green Minus)	West Ave / West Church	Large center Colonial Revival. Main part of house has synthetic siding, but retains wood trim. Side porch, originally open, has been enclosed. Likely built 1902-1910 by John Clingen, a Certo executive; family owned it for about 40 years. Later, Judy Roach, owner of the Toy Shoppe at 16 West Church lived there.
	70 Church Street West	c. 1885		Contributing (Yellow)	West Ave / West Church	Queen Anne with replacement siding. Porch recently restored.
	72 Church Street West	c. 1885		Contributing (Yellow Plus)	West Ave / West Church	Queen Anne with replacement siding, attached garage.
	73 Church Street West	1911	Green	Appears Individually Eligible (Red); Contributing	West Ave / West Church	Unusual brick center Colonial. Gable at one time had timbering, now siding. Edward R. Brown built in 1911.
	75 Church Street West	1910	Yellow	Appears Individually Eligible (Red); Contributing	West Ave / West Church	Prairie Style. Built in 1910 by Charles Christler-developer/real estate/traveling sales. Lived here in 1914 per Fairport Directory. He also built 80, 77, 81, 109 & 105. Porch added to side/back in 1956. In 1956 Anthony Pittinaro Jr. and wife Rose owned this house. Tony owned a shoe repair business, Pittinaro Shoe Store or Tony's Shoe Repair. He was in the business for 43 years on South Main Street in the Adams block, until urban renewal took the building (early 70's). In 1981 the repair shop was reopened by his son, Tony M. Pittinaro at 4 High St.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	77 Church Street West	c. 1910	Yellow	Contributing (Yellow)	West Ave / West Church	
	80 Church Street West	1900	Yellow	Contributing (Green)	West Ave / West Church	Queen Anne/Colonial Transitional with large wraparound porch and colonial porch supports, curved /carved spindles, half round window and decorative shingles in front gable. Built by developer Charles Christler in 1900; he was living here as of 1909. He built about 12 houses in Fairport.
	81 Church Street West	1910	Yellow	Contributing (Green Minus)	West Ave / West Church	Has artificial siding that minimally affects integrity. Built in 1910 by developer Charles Christler.
	82 Church Street West	c. 1900		Contributing (Yellow)	West Ave / West Church	Similar to 84
	84 Church Street West	c. 1900	Yellow	Contributing (Green)	West Ave / West Church	Similar to 82
	87 Church Street West	1910	Green Minus	Contributing (Green)	West Ave / West Church	Distinctive Tudor Revival. Also has a barn.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	88 Church Street West	c. 1898	Yellow	Contributing (Green)	West Ave / West Church	Built for Edward Snow, c. 1898. Mr. Snow worked as a bookkeeper for Dr. Weir, who manufactured veterinary medicines. He later joined the family furniture business. In 1883 he married Lelia Marring and they had four daughters, including Marjorie, who went on to become one of the founders of the Historical Society in 1935. The house was designed by J. Mill Platt; distinctive features include gambrel roof, large second floor gabled dormer with 3 grouped windows, a pent roof and paired windows that have diagonal patterned sash glazing, which is repeated on many of the windows. It has a full front porch under the gambrel roof with classical grouped columns. The house has a fireplace, gumwood trim, pocket doors as well as stained glass windows. Note the porch skirt.
	92 Church Street West	1904-05	Yellow	Contributing (Green)	West Ave / West Church	Cost $12,000 to build; had sleeping porch in back on upper story. Fireplace mantel & bookcases built in Grand Rapids, Mich. Original owner Raymond C. Dann was an officer of the Merchants Bank & Trust of Rochester and part of a family active in Fairport social/civic life.
	93 Church Street West	c. 1910		Contributing (Yellow)	West Ave / West Church	Vinyl siding; replacement windows.
	97 Church Street West	c. 1910	Yellow	Contributing (Green)	West Ave / West Church	Wood shingle exterior, porch enclosed when built. Porch has arched openings that mirror the shape of the windows in the attic. Cut-away-bay on west side.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	99 Church Street West	1910		Contributing (Green)	West Ave / West Church	Craftsman style, stucco.
	100 Church Street West	1872	Green	Locally Designated (Orange); Contributing	West Ave / West Church	McAuliffe-Fisk House. Designated Village landmark.
	105 Church Street West	1910		Contributing (Yellow)	West Ave / West Church	Synthetic siding, loss/obscuring of trim, and replacement windows detract; Colonial Revival balustrade banisters and curved/carved spindles are all original. It has french doors out the porch on east side. Built by Charles Christler.
	106 Church Street West	1910-18	Green	Appears Individually Eligible (Red); Contributing	West Ave / West Church	Prairie Style with original wood shingle and cement block porch supports. Built 1910-1918. Owners Fogerty, Welch, Skuse & Thomas. Porch spindles curved/carved just like other houses built by Charles Christler.
	109 Church Street West	c. 1910		Contributing (Green)	West Ave / West Church	
	110 Church Street West	c. 1908	Yellow	Contributing (Green)	West Ave / West Church	An architect's rendering of this house appeared in an advertisement for builder L.E. Rowell in the "Souvenir of Fairport, NY Old Home Week" booklet (1908). With the exception of iron porch supports, which are not compatible with the style of the house, integrity is high.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	111 Church Street West	c. 1965		Noncontributing (Brown)	West Ave/West Church	Noncontributing due to age.
	113 Church Street West	1887		Borderline Contributing/ Noncontributing (Yellow/Blue)	West Ave / West Church	Designed by architect John Rochester Thomas, who also designed the DeLand House, the Baptist Church, and the house at 26 Perrin Street. In 1887 the house was remodeled by removing the rear section, which was turned into two houses on Filkins and George streets by George Filkins, and building a substantial addition, making it one of the largest houses in the village. Despite interesting history the house has been extensively altered and retains little integrity; may not qualify as contributing.
	116 Church Street West	c. 1925		Appears Individually Eligible (Red); Contributing	West Ave / West Church	Built in 1925 by mason and builder Curran Mabry; he built the house on speculation but when it did not sell, he and his family moved into it. This house bears a strong resemblance to the "Maywood" model Sears house: http://www.searsarchives.com/homes/images/1921-1926/1926_C3246.jpg
	118 Church Street West	c. 1925		Contributing (Green)	West Ave / West Church	Tudor Revival; high integrity.
	128 Church Street West	c. 1843	Yellow	Contributing (Yellow)	West Ave / West Church	Built c. 1843 for John Smith. Later owner was Nelson Lewis. Retains Greek Revival roofline and massing.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	130 Church Street West	1926	?	Contributing (Green)	West Ave / West Church	Built for Hugo Loesch, who worked for the Douglas-Pectin Corp., and his wife as part of the Faircroft neighborhood.
	140 Church Street West	c. 1920	Red	Appears Individually Eligible (Red); Contributing	West Ave / West Church	Brick Colonial Revival with high integrity. Built in 1920 by the Otis family, who were involved in the lumber business.
	150 Church Street West	c. 1925	?	Contributing (Green)	West Ave / West Church	Dutch Colonial Revival
	152 Church Street West	c. 1960		Noncontributing (Brown)	West Ave / West Church	Noncontributing due to age, unless district period of significance extends into 1960s.
	164 Church Street West	c. 1840	Green	Contributing (Green)	West Ave / West Church	Built circa 1840; associated with the early Fullamtown settlement. Subsequently enlarged and altered but retains Greek Revival character; wood siding and windows.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	165 Church Street West	c. 1840	?	Blue		Highly modified Greek Revival with carriage barn. Originally built in 1840 by John (Ira) Smith. The Northrop family owned for 40 years. From 1942 to present day George C. Bluhm family have owned. Small carriage house (approx. 12 x 22") in back of property, visible from West Church and Fiora, gable roof, large hinged door on gable end and loft door above, small 6 over 6 double hung window on west side, small door off center on back and small window in peak, board and batten siding. Sits very low to ground. Comparison to historic photograph shows extent to which alterations to siding, windows, front entry, and additions have compromised historic integrity.
	166 Church Street West	c. 1860s-80s	?	Contributing (Green Minus)	West Ave / West Church	Vinyl siding; retains most character-defining features. On 1902 map ("Bert Jefferson"); may also be the house shown on the 1872 map at the west side of the Butler property.
	169 Church Street West	c. 1927	?	Yellow Plus		Typical Colonial Revival; vinyl siding.
	170 Church Street West	c. 1840s-50s	Yellow	Yellow		Since 1976, siding, windows, and door surround replaced; skylights added on front of roof. Several additions to the rear are considerably larger than the original house; front portion retains historic massing distinct from the additions. Draft district boundaries exclude this house due to extent of alterations; could be revisited.
	174 Church Street West	c. 1880s	?	Blue / Brown		Changes to siding, porch, windows, and massing (large addition) obscure historic character.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	179 Church Street West	c. 1860s	?	Yellow/Blue		Picture window, vinyl siding, replacement windows and attached garage added.
	182 Church Street West	c. 1840s	Yellow	Locally Designated (Orange)		Cook-Ewell House. Designated Village of Fairport Landmark.
	184 Church Street West	c. 1840	Yellow	Yellow Plus		Previous owners included F. Olney (shown on 1872 map), a village assessor; Mrs. Olney was treasurer of the Home Missionary Society. As of 1902 the house was owned by W. A. Burnham.
	1 Clifford Street	c. 1927		Contributing (Yellow)	West Ave / West Church	
	2 Clifford Street	c. 1926		Contributing (Green)	West Ave / West Church	Original owners: James and Ida Cornish. James Cornish owned Fairport Lumber and apparently upgraded the wood for the house. He was involved in local government as a zoning officer, village clerk, trustee, and firefighter.
	3 Clifford Street	c. 1925		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	4 Clifford Street	c. 1925		Contributing (Green)	West Ave / West Church	
	5 Clifford Street	c. 1927		Contributing (Yellow)	West Ave / West Church	Original owner was Thomas Coffee, last Superintendent of Fairport Schools for 26 years, retiring just prior to centralization in February 1951.
	6 Clifford Street	c. 1925		Contributing (Green Minus)	West Ave / West Church	
	7 Clifford Street	1948		Contributing (Yellow)	West Ave / West Church	William Matthews of Matthews Movers lived there - unknown date (after 1955; he died 2003). Contributing/noncontributing status will depend on district's period of significance.
	8 Clifford Street	c. 1927		Contributing (Green)	West Ave / West Church	
	10 Clifford Street	c. 1929		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	12 Clifford Street	c. 1927		Contributing (Yellow)	West Ave / West Church	
	5 Clinton Place	1909-1915	Yellow	Green		
	10 Clinton Place	c. 1840s; moved here 1884	Green Plus	Appears Individually Eligible (Red)		Greek Revival; front porch replaced after 1976 and is now more appropriate to scale of house. Garage addition, while sensitively separated from the main house, may preclude National Register listing, but house may still qualify for local designation due to age and architectural distinction.
	12 Clinton Place	c. 1870s-80s	Yellow	Yellow		Gable-and-wing; low-pitched roof
	17 Clinton Place	1902-09		Yellow		American Foursquare
	20 Clinton Place	1909-15		Green		

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	11 Cole Street	c. 1870s		Contributing (Green)	West Ave / West Church	Former home of Stephen and Katherine Castor. The Castor family has lived in Fairport for at least 8 generations, direct descendents of William Snow Storms, who built commercial buildings in 1825 on South Main Street. [Fairport Herald Mail, May 20, 1970 p. 13]
	14 Dewey Avenue	1915-24		Green		Served as Methodist parsonage from about 1927-58.
	15 Dewey Avenue	Before 1915		Green		
	20 Dewey Avenue	1905-15		Yellow		Previous owner Kenneth Phillips (c. 1930s) was a musician and ran the Fairport Hatchery on North Main Street.
	22 Dewey Avenue	1905-15		Green		Early owner Vera Schmerhorn (1920s) was a Fairport grade school teacher.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	27 Dewey Avenue	Before 1915		Green		Owned in the 1950s by Robert Wagor, who owned Wagor's pharmacy 1957 until Urban Renewal, and wife Gwen, a noted artist who founded The Canal Studios gallery in Fairport. The family later moved to Maine for her art career (Portland Press Herald, 4.17.2011). See also 30 James Street, owned by the Wagors from 1952-75. Later (1960s) owned by Robert Hunt, innovative earth science teacher at Fairport High School, and his wife Ann Hunt, first female village trustee (elected 1978). She had a horticulture background and designed the landscaping for the new Town Hall in 1980.
	33 Dewey Avenue	Before 1915		Green		
	38 Dewey Avenue	1915-24		Yellow		First or early owner was James Welch, dentist who served without pay examining WWII inductees; he was a former semi-pro baseball player who organized Fairport Little League and was its first commissioner; also served as mayor and curator of Perinton Historical Museum. Lived here circa 1915-67.
	48 Dewey Avenue	1915-24		Contributing (Green)	West Ave / West Church	First or early owners were Mr. and Mrs. G.A. Slattery; she was one of four winners of a contest to name the Fair Acres Subdivision (Potter, Dewey, and Miles).
	49 Dewey Avenue	c. 1905-1920		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	51 Dewey Avenue	c. 1900-1920		Contributing (Yellow)	West Ave / West Church	
	52 Dewey Avenue	pre 1915		Contributing (Green)	West Ave / West Church	Built by James (Jimmy) Enter, who lived there until his untimely death in 1921 at age 35. He built other houses in Fairport and was known for his carpentry skills (Fairport Herald 8.21.1921). John Enter moved here from Germany at age 5 and ran a garage from behind 52 Dewey. Owned in 1950s by Olga Peet, a Fairport teacher, who was a first-year recipient of the Fairport Wall of Distinction Award in 2005.
	54 Dewey Avenue	1915-24		Contributing (Yellow)	West Ave / West Church	
	55 Dewey Avenue	c. 1948		Contributing (Yellow)	West Ave / West Church	Contributing/noncontributing status will depend on district's period of significance.
	56 Dewey Avenue	c. 1910s-20s		Contributing (Green)	West Ave / West Church	
	57 – 57 1/2 Dewey Avenue			Noncontributing (Brown)	West Ave / West Church	Appears to be of recent construction.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	58 Dewey Avenue	c. 1910s		Contributing (Yellow)	West Ave / West Church	Side wing is a recent addition.
	61 Dewey Avenue	c. 1930s		Contributing (Green)	West Ave / West Church	
	62 Dewey Avenue	c. 1905-1920		Contributing (Green)	West Ave / West Church	
	63 Dewey Avenue	c. 1930		Contributing (Green)	West Ave / West Church	Original owner Sydney Jordan was associated with the Mason and J. Hamlin Division of the American Piano Company in East Rochester; the family was active in civic activities (Fairport Herald, 4.2.59). Homer Cotton, owner in the 1950s, was active in Fairport Rotary. Later owner Robert McFadden was Director of Quality Control and Quality Assurance for Singer Educational Systems; his patented inventions received many awards. He also served in the U.S. Navy in the Korean conflict (Fairport Herald, 12.26.73).
	64 Dewey Avenue	c. 1948		Contributing (Yellow)	West Ave / West Church	Contributing/noncontributing status will depend on district's period of significance.
	65 Dewey Avenue	c. 1920s		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	68 Dewey Avenue	c. 1960		Noncontributing (Brown)	West Ave / West Church	Noncontributing due to age, unless period of significance is extended into 1960s.
	69 Dewey Avenue	c. 1940		Contributing (Green)	West Ave / West Church	Original owner Andrew Lynch was a highly regarded English teacher and principal of Fairport High School from 1930 to 48. He was an amateur thespian and president of Fairport Rotary.
	70 Dewey Avenue	c. 1940		Contributing (Yellow)	West Ave / West Church	
	71 Dewey Avenue	c. 1920s		Contributing (Green)	West Ave / West Church	Paul Vineburg, son of original owner Philip Vineburg, had a distinguished military career in WWII. (Fairport Herald 8.8.'40; 12.16.'43, 6.27.'35) Later owner Barbara Barnes was active in village politics. (Fairport Herald 1.31.'73)
	73 Dewey Avenue	c. 1930		Contributing (Green)	West Ave / West Church	
	75 Dewey Avenue	c. 1920s		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	76 Dewey Avenue	c. 1929		Contributing (Green)	West Ave / West Church	1944 until ? - home of James Carmer, assistant to Vice President of the American Can Co. and its NE Regional Superintendent; his wife was Mabel Lewis Carmer, Daniel DeLand's sister, who was active in many civic activities. Later owner Leonard Rosenberg (owned from 1970-?) was chair of the Fairport Urban Renewal Board from 1972-76.
	78 Dewey Avenue	c. 1960s		Noncontributing (Brown)	West Ave / West Church	Noncontributing due to age, unless district's period of significance is extended into 1960s.
	80 Dewey Avenue	1940		Contributing (Green)	West Ave / West Church	Original owner Leo Rice was an attorney in Fairport.
	15 East Avenue	c. 1860s	Yellow	Yellow Plus		1976 Survey: "Former property of GR Sandford." A "GW Sanford" was connected with Vanderhoof Lumber Yard in 1883. House was converted into rental apartments by the 1930s. 1976 survey noted unsmpathetically enclosed porches, which remain and are now sided in vinyl. Front porch added in 1955.
	25 East Avenue	1876		Yellow/Blue		Built in 1876 for Clarence DeWitt, a traveling salesman for the DeLand Chemical Company.
	37 East Avenue	1920s		Blue		House built on this lot in 1890 was unfit for habitation by 1920s and rebuilt.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	42 East Avenue	1886 and circa 1920	Green	Green Plus		The Crosman; originally a school. Historic vs. current photo shows original design was doubled, roofline changed, circa 1920 (Sanborn maps); now apartments
	43 East Avenue	c. 1890s		Yellow		Wood siding; retains Gothic window detail. Incompatible side entry porch (brick) and replacement windows.
	47 East Avenue	c. 1870s-80s	Photo and notes	Yellow		Since 1976, some asphalt shingle siding as been removed and clapboard restored; porch has been removed since 1976. Retains window hoods.
	65 East Avenue	c. 1850s-60s	Photo and notes	Yellow/Blue		Since 1976 has received vinyl siding, replacement windows, porch rail and posts replaced and brackets at porch posts removed.
	72 East Avenue	c. 1870s-80s	Photo and notes	Yellow/Blue		Has lost character-defining Gothic elements since 1976
	23 East Street	c. 1880s		Green		

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	28 -30 East Street	c. 1890s		Green		Owners were typical Fairport residents and included an American Can superintendent, a teacher who ran a flower shop, a restaurant owner, WWII veteran, and a Justice of the Peace.
	42 -44 East Street	c. 1920s?		Blue		This was the farmhouse for the dairy.
	54 East Street	1926-27		Green Minus		This is believed to be a Sears house, 1916 Hazleton model. The exterior does not strongly resemble the Hazelton but may have been custom modified when built. Only one family has owned the house (two generations). Vinyl siding.
	72 East Street	c. 1870s		Green		One of the few vernacular brick houses in the village. Built by Patrick Carroll, who came from Limerick, Ireland to Egypt, NY with his parents around 1860, and moved to Fairport in 1874. Patrick Carroll was a coachman for the DeLand family, a teamster at the DeLand company, and a founder of the Catholic Mutual Benefit Society in Fairport. His daughter, Catherine, who inherited the house in 1918, was active in local prohibition activities. (Fairport Herald 1.24.46; Monroe Co Mail 11.1.1917 p 10).
	3 Fifth Avenue	1932		Contributing (Yellow)	West Ave / West Church	Longtime home of the Atchinson family.
	4 Fifth Avenue	1927		Contributing (Yellow)	West Ave / West Church	Original owner Fred Plumb worked at Certo and other food companies (York State, Douglas, General Foods) as a processing engineer/executive.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	7 Fifth Avenue	c. 1920s		Contributing (Yellow)	West Ave / West Church	1956 owner Dr. William Shaddock was involved in establishing Camp Haccamo, an overnight camp for children with disabilities. Camp was established in 1924.
	8 Fifth Avenue	c. 1927		Contributing (Yellow)	West Ave / West Church	Side porch enclosed in 1957; vinyl siding 1960s; kitchen addition 1990s.
	9 Fifth Avenue	c. 1930		Contributing (Green)	West Ave / West Church	Fred Lieb and his wife lived here for at least 20 years; he ran Lieb Bakery for over 30 years in the village.
	11 Fifth Avenue	c. 1930		Contributing (Green)	West Ave / West Church	Owner from 1951-2002 was Dewey Jackson Jr.; after World War II he ran the Jackson Coal Company, established in 1904 by his father, Dewey Jackson Senior. The company was sold to Hub Oil in 1979.
	13 Fifth Avenue	c. 1925		Contributing (Green)	West Ave / West Church	Owned from 1948-1994 by Joseph and Mary Cummings. While a senior at Cortland Normal School, Cortland NY, he was selected to participate in the 1936 Olympic games in Germany as a member of the "International Sports Education Congress." He was active in promoting sports and recreation in Fairport, with a particular interest in gender equality in sports.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	15 Fifth Avenue	c. 1925-30		Contributing (Yellow)	West Ave / West Church	Owned from 1939-2005 by Albert & Harriet Knapp. Albert Knapp served as village trustee, mayor, and member of the Fairport Municipal Commission; he was director of the Fairport Savings and Loan for 18 years, owned Texaco auto shop at 23 N. Main for 20 years, member of local organizations including Masons, Grange, Rotary; the pavilion at "Fairport Junction" is named for him. Original owner, Melvin Roberts, was trained as an architect and was engaged in a contracting and building business with his father, Moses Roberts. Clarence Grabb was the builder of this house.
	17 Fifth Avenue	c. 1925-30	Yellow	Contributing (Yellow)	West Ave / West Church	
	18 Fifth Avenue	c. 1925		Contributing (Yellow)	West Ave / West Church	
	19 Fifth Avenue	c. 1929		Contributing (Green)	West Ave / West Church	
	9 Filkins Street	c. 1840s-50s		Blue		This was the Sunday school room for the old Congregational church and was moved here between 1872-76. Comparison with mid-20th century photo shows it has been extensively altered, leaving few clues to its origins.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	10.5 Filkins Street	c. 1850s-70s		Yellow Plus		Current footprint first appears on the 1909 Sanborn map; house was probably moved from elsewhere in the village. A twentieth-century resident was J. Marsden ("Dutch") Summers, who lived here as a child and later headed Jasco Corporation.
	11 Filkins Street	c. 1840s; moved here 1876		Blue		Was the chapel of the old Baptist church; moved here in 1876. Incompatible alterations include full-width brick porch, vinyl siding, replacement windows, and removal of shouldered window trim. Comparison to early photos shows extent of alterations. Greek Revival cornice remains.
	14 Filkins Street	c. 1870s		Green		Classic vernacular house from late 19th century. Past owners included Dr. Samuel Ellers Putnam (1855-1915), a veterinarian who practiced in Fairport for 28 years (Fairport Herald 1.17.1915), and George Goodrich, who was a firefighter for 55 years, including 32 years as chief from 1923-55; he worked to raise money to build the fire hall adjacent to Village Hall; also served as Fairport School tax collector; on Consolidated health board; and as a town of Perinton Welfare Officer (Fairport Herald 6.11.'59; 4.19.'61; 1.20.'49). Modern two-bay garage.
	15 Filkins Street	c. 1870s		Green		Vernacular with modest decorative porch trim.
	19 Filkins Street	c. 1870s		Green		Vernacular with turned spindle and brackets at porch.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	23 Filkins Street	c. 1870s		Green		Vernacular; porch was not originally enclosed, but this may be an early 20th-century alteration. William Slater purchased the house from George Filkins in 1911.
	35 Filkins Street	c. 1870s	Yellow (photo only)	Green		Brick Italianate; distinctive as one of a few brick houses in the neighborhood. Historic maps and photos show it had a full width front porch until at least the 1930s.
	40 Filkins Street	c. 1870s	Yellow	Yellow		Overall integrity is good, but replacement windows detract, especially at second story where arched double-hung sash have been replaced with flat casement or fixed windows, including loss of arched window trim.
	44 Filkins Street	c. 1870s	Green	Green Plus		Italianate; stands out on a street of more modest houses. Front porch removed between 1960 and 1976; porch removal likely precludes National Register eligibility, but could still be eligible for local designation.
	52 Filkins Street	c. 1870s	Yellow	Yellow		Replacement windows and vinyl soffits added since 1976; retains notable porch detail. Current shutters are not original. Past owners include Clarence Pike (1858), employed at W.H. Dobbin Lumber Yard, then Fairport Coal & Lumber.
	56 Filkins Street	c. 1870s	Yellow	Green		Retains good integrity. Porch rail changed since 1976. Longtime owners were Carlton and Mildred (Lincoln) Koehler; he was owner of Mobil station at Main and Church; also a member of Masons and fire department.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	62 Filkins Street	c. 1850s	?	Yellow		Formerly a Canal tavern, moved three times, per 1976 survey. 1976 survey noted integrity was diminished by alterations; remains true.
	9 Fourth Avenue	1910		Contributing (Yellow)	West Ave / West Church	American Foursquare with enclosed front porch; hipped roof; vinyl siding.
	10 Fourth Avenue	1910		Contributing (Green Minus)	West Ave / West Church	Replacement windows; siding?
	11 Fourth Avenue	1910		Contributing (Yellow)	West Ave / West Church	
	13 Fourth Avenue	c. 1925		Contributing (Yellow Plus)	West Ave / West Church	Dormer windows replaced since 1976. Retains many characteristic bungalow features despite asphalt siding and vinyl soffits.
	14 Fourth Avenue	1935		Noncontributing (Blue)	West Ave / West Church	Noncontributing due to alterations and incompatible character.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	16 Fourth Avenue	1915		Contributing (Yellow)	West Ave / West Church	American Foursquare.
	17 Fourth Avenue	1910		Contributing (Green)	West Ave / West Church	First story rock-faced concrete blocks. Craftsman porch columns.
	18 Fourth Avenue	1915		Contributing (Yellow)	West Ave / West Church	Vinyl siding added since 1976 obscures original Craftsman-style shingles.
	21 Fourth Avenue	1927		Contributing (Green)	West Ave / West Church	Bungalow; note Craftsman-style shingles and exposed rafter tails.
	22 Fourth Avenue	1910		Contributing (Green)	West Ave / West Church	Martha Brown, a teacher for whom a Fairport school is named, lived here for over 30 years.
	23 Fourth Avenue	1910		Contributing (Green Minus)	West Ave / West Church	Rear porch enclosed 2011.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	24-26 Fourth Avenue	1906		Contributing (Green)	West Ave / West Church	
	29 Fourth Avenue	1927		Contributing (Yellow)	West Ave / West Church	Side porch enclosed 1980.
	30 Fourth Avenue	1915		Contributing (Green Plus)	West Ave / West Church	Architecturally distinctive; could have designation potential if historic significance is identified. Rail at second-story dormer altered since 1976.
	31 Fourth Avenue	1925		Contributing (Green)	West Ave / West Church	American Foursquare with jerkinhead roof; period garage has matching roofline.
	33 Fourth Avenue	1925		Contributing (Green)	West Ave / West Church	
	34 Fourth Avenue	1910		Contributing (Yellow)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	35 Fourth Avenue	1920		Contributing (Green)	West Ave / West Church	
	36 Fourth Avenue	1910		Borderline Contributing/ Noncontributing (Yellow/Blue)	West Ave / West Church	Porch enclosed 1977. Likely noncontributing.
	38 Fourth Avenue	1963		Noncontributing (Brown)	West Ave / West Church	Lot was divided from 100 W. Church. Noncontributing due to age only; contributing if period of significance extends into 1960s.
	39 Fourth Avenue	1925		Contributing (Green)	West Ave / West Church	
	18 Frank Street	c. 1860s	Photo and notes	Green Minus		Brick house; windows appear unchanged since 1976; vinyl soffits; parged foundation; enclosed side porch. Retains keystones. Built by Thomas Finegan, a member of the Fire Department (Monroe County Mail, 10.28.1897). Later owned by Anthony Fiandach, a WWI veteran; he and his brother Crocie, who lived at 16 Frank Street, were Charter members of the San Sebastian Society, which was founded at Anthony's Barber Shop, 115 North Main Street. (Monroe County Mail, 5.18.22; Keplinger, Windows to the Past, p. 290).
	38 Frank Street	c. 1890-1910	Photo and notes	Yellow		Unusual side-by-side double house with gambrel roof. Stucco siding in 1976; now vinyl.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	1 Galusha Street	1930		Contributing (Green)	West Ave / West Church	Elwood A. Garner owned the house for over 10 years. He worked at R. J. Strasenburg Co. and served as VP. Rotarian, Councilman and other community programs.
	2 Galusha Street	1980s		Noncontributing (Brown)	West Ave / West Church	Noncontributing due to age.
	3 Galusha Street	c. 1931		Contributing (Yellow)	West Ave / West Church	
	4 Galusha Street	1980s		Noncontributing (Brown)	West Ave / West Church	Noncontributing due to age.
	5 Galusha Street	c. 1930		Contributing (Green)	West Ave / West Church	Example of Dutch Colonial. Home of John and Jean Lauder for over 50 years. Slocum Lauder Insurance.
	7 Galusha Street	1930		Contributing (Yellow)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	8 Galusha Street	1931		Contributing (Green)	West Ave / West Church	Early/original owner Earnest Maurer was president of Maurer Company, Vice-Chair Board of Directors of the First Federal Savings & Loan
	10 Galusha Street	1930		Contributing (Yellow)	West Ave / West Church	
	12 Galusha Street	1937		Contributing (Yellow)	West Ave / West Church	
	14 Galusha Street	1950		Noncontributing (Brown)	West Ave / West Church	Noncontributing due to age, unless district period of significance extends into the 1950s.
	7 George Street	1872-1885		Yellow		Early owners included John Tobin and schoolteacher Nellie Foster.
	20 George Street	c. 1870s-80s	Yellow	Blue		Substantially remodeled since 1976, including replacement of arched paired windows with modern bay window on the first story and standard double-hung replacement windows without arched hoods on second story; replacement of porch; vinyl siding; incompatible additions.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	35 George Street	c. 1870s-80s		Green		Recent rehabilitation including more appropriate entry porch, replaced front picture window with triple-double hung. Early 20th-century owners were Samuel & Grace Greenfield; he was an electrician and she was the principal of East Avenue School as of 1940.
	36 George Street	c. 1870s-80s		Green		Replacement windows
	38 George Street	c. 1883		Yellow		Similar to others on the street
	40 George Street	c. 1870s	Yellow	Yellow		Had a full-width front porch until at least 1924
	22 High Street	1856	Yellow; photo and notes	Blue		Old Roman Catholic church; subsequently used as a warehouse/feed store. Once had arched windows. Although its history is interesting it has been altered beyond recognition and does not retain character-defining features.
	98 High Street	c. 1850s	Photo	Yellow		Since 1976 has had a substantial addition that changes the roofline and character of the house, adding a second gable over the side porch.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	133 High Street	1860s	Green	Green Plus		Although condition has declined since 1976, there have been no incompatible alterations; retains high integrity and is a good example of its era.
	150 High Street	c. 1881		Green		Not on the 1872 county map where it was part of the Simmons property. An early (possibly original) owner was Charles Phelps, native of Connecticut, who moved here from Penfield circa 1881 at age 70 and died here age 92 in 1903. Was a "founder" of the Republican party in the 1850s per his obituary - long before he moved to this house. Good example of a vernacular nineteenth-century farmhouse with high integrity; could be eligible for local designation. Sources: Monroe County Mail 2.2.1905, p.2; 1.6.1898 p.5; 4.30.1903; Fairport Herald 4.6.1926 p.12)
	8 Hulburt Avenue	c. 1873	Yellow	Yellow		Distinctive pointed window hoods removed since 1976; vinyl siding added since 1976.
	20 Hulburt Avenue	c. 1860s-70s	?	Yellow		Vinyl siding added since 1976. Property includes a gable-roofed barn.
	68 Hulburt Avenue	1955-56		Undetermined		Massing is different from other houses of its era, but research did not identify notable history.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	94 Hulburt Avenue	c. 1950	Yellow	Blue		Described in 1976 survey as "A rare example of style Moderne or Modernistic." Second story has been added since 1976, completely changing the character of the house.
	106 Hulburt Avenue	1853-57	Green Plus	Locally Designated (Orange)		Reed-Hulburt House; designated Village landmark. Appears eligible for individual National Register listing.
	110 Hulburt Avenue	1830-1850	Green Plus	Locally Designated (Orange)		Filkins-Carroll House; designated Village landmark. Originally stood on the site where Minerva DeLand School is today; moved in 1954.
	19 James Street	1948		Yellow		Charles J. Stauber, a WWII veteran, publisher of weekly paper, village mayor for at least 2 terms, and Executive VP of Williamson Associates, owned the house from 1953-1998.
	25 James Street	1950		Yellow		Built for Dominic L. Streppa, who lived in the house for 52 years; he was a lawyer for the village and involved with the school board for 26 years; the school district office on West Church Street was named for him.
	30 James Street	c. 1952		Yellow		Owned from 1952-1975 by Robert and Gwen Wagor; Robert was the owner of Wagor Drug Co., from 1957 until it closed due to Urban Renewal in the late 1970s. Gwen was a well-known artist who began painting at age 40; she founded The Canal Studios gallery in Fairport and the Somerset Gallery in Kennebunkport, Maine. The family moved to Maine in 1975. They also owned 27 Dewey from 1955-1960. Does not appear to have been altered substantially but is not architecturally distinctive.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	33 James Street	1957		Yellow/Blue		Architecturally somewhat interesting due to modern materials and siting in a hillside; built of concrete block and wood in contemporary style for high school teacher Neil Maxom and his wife. Does not appear to have designation potential.
	5 Liftbridge Lane East	c. 1930		Yellow		Built circa 1930 by Carmello Malucci; housed his shoe repair business and his wife's beauty parlor (Kate's Beauty Shop, 1931 and 1932) and restaurant (Kate's Restaurant, opened 1933); later Malucci's Restaurant (1940 until about 1946). Later housed a series of restaurants under various owners; remains a restaurant today. Additions in 1951 (one-story concrete block garage, set back) and 2006 (one-story addition to front of 1951 addition)
	6-10 Liftbridge Lane East	1915-24		Yellow		Former boiler house; retains some integrity but played a minor role in historic industry
	23 Liftbridge Lane East	1909		Green		Per a June 24th 1909 article in the Monroe County Mail, "The Pilot Concrete Construction Company began work Tuesday, upon the foundation wall of a new warehouse for D. B. Fuller. The building will be located south of the West Shore railroad, and west of Railroad street and will be 30x90 feet in dimensions." Warehouse for D.B. Fuller; Douglas Packing Company purchased it before 1924 and used it for storage of crates and boxes. Was used by Certo Company (successor to Douglas) for storage of crates and boxes as of 1939. Subsequent occupants included an aluminum plant, poultry wholesaler, animal food store, Genesee Millwork, interior design. The building appears well cared for and has good integrity, but its historical significance appears minimal as it housed a support function and is physically separate from the rest of the complex with which it was associated, most of which is gone.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	30 Liftbridge Lane East	1920		Yellow		Built in 1920 by the Douglas Packing Company, forerunner of the Douglas-Pectin Corporation. The Douglas Packing Company was formed in 1911 to acquire the business and assets of the York State Fruit Company. This building, identified as Building No. 16, Vinegar Plant, of the 2-acre Douglas Packing Company complex, was used for barrel storage, fermenting tanks, shipping & storage; became part of Certo Division of General Foods after Douglas became Certo; Marple Furniture opened a store here in 1981. Retains industrial character; windows replaced.
	42 Liftbridge Lane East	c. 1880s	Photo	Yellow/Blue		Since 1976, vinyl siding added, picture window added; second-story windows and first-story wing windows are smaller than in 1976.
	54 Liftbridge Lane East	c. 1900?		Yellow/Blue		Associated with Fairport Packing Company/Thomas Canning Factory. Extensively altered.
	56 Liftbridge Lane East	pre-1892?		Yellow		Warehouse associated with Fairport Packing Company/Thomas Canning Factory. Retains historic massing but siding has been altered.
	Main Street Canal Bridge	c. 1914	Green Plus	Locally Designated (Orange)		Lift bridge with unique design. Designated Village landmark. National Register listing as part of the canal system is pending as of August 2014.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	1-3 Main Street North	c. 1920	Yellow	Yellow		Typical 1920s commercial building; two storefronts.
	6 Main Street North	1890s, 1980s		Yellow		DeLand factory, then York State Fruit, Certo, now Box Factory. Building redeveloped. Retains historic appearance in part especially at southwest corner (brick section), although only foundation is partially preserved in north section.
	9-13 Main Street North	1827 with many later alterations		Yellow/Blue		Millstone Block. Extensively altered and bears little resemblance to historic photographs. Historically significant as Fairport's oldest commercial building (Mallett Tavern, 1827, then Hotel Fairport) but almost no physical evidence of historic appearance survives.
	15 Main Street North	1912	Yellow	Yellow		"Sugar Bowl"
	23 Main Street North	1911	Red	Locally Designated (Orange)		Trolley Station. Designated Village landmark. Appears individually eligible for National Register listing.
	24 -28 Main Street North		Yellow	Yellow		Massing, fenestration unchanged since 1976; now has vinyl siding. Sanborn maps show front portion dates to between 1898-1905; rear of building may include sections dating back to mid/late 19th century. Early use on this site was a carriage shop; later the Dewey Jackson Coal Company, established 1904, was based here; coal delivered by the NYCRR was stored in shed at rear of property prior to delivery to customers.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	25 Main Street North	1930	Yellow	Yellow		Fairport Lunch/Fairport Hotel.
	32 Main Street North	c. 1870s		Blue		Deal Block; housed the *Fairport Herald.* Third story had cornice, windows, and gable; also had Stick Style detail, distinctive second- and third-story windows, storefronts with bulkheads and multipane transoms. Distinctive features have been replaced or obscured by vinyl siding; gable removed. Barranco's is a long-time business that has been in this building since 1928.
	62 Main Street North	1875	Yellow	Blue		S. A. Newman's Baking Powder Building. Extensively altered; retains little evidence of original character as seen in historic photograph. Roofline, fenestration, siding have been changed and do not resemble original.
	100-104 Main Street North	1873	Green	Yellow Plus		G.C. Taylor Patent Medicine; retains some integrity (arched upper window openings, brickwork) but sash replaced, porch and storefront lost and incompatibly replaced
	113 Main Street North	1938		Green		Built in 1938 as the Northside Fire Hall, serving the north portion of the village. Alteration of the original truck door has retained overall scale of the opening. Although it makes an appealing pair with the building to its north, it does not appear to have sufficient architectural or historic significance to justify individual National Register listing.

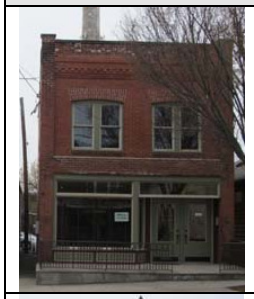
Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	115 Main Street North	1909-15		Green		Owned in the early twentieth century by Anthony and Crocie Fiandach, part of a large Fairport Italian-American family. Past uses included barber shop, pool room, and sweet shop; raided during Prohibition for liquor possession/speakeasy. Was the site of 1915 formation of the San Sebastian Society. Pappalardo's Law Office since about 1966.
	137 Main Street North	c. 1870s-80s	Yellow Plus	Yellow/Blue		Parce House; historically this was a notable Stick Style mansion. Comparison to historic photographs show it has lost much of its character-defining detail, including stickwork, window trim, tower dormers, cresting, south side inset tower, decorative trusses, and brackets.
	158 Main Street North	c. 1850s-60s	Yellow	Yellow/Blue		Replacement windows, siding, porch
	162 Main Street North	c. 1870s	Green	Yellow Plus		Italian Villa; owned circa 1900 by George Harris, village attorney. Has lost iron cresting on tower since 1976 survey; otherwise not much exterior change since then.
	166 Main Street North	c. 1840s-50s	Yellow	Yellow		Retains Greek Revival roofline; between 1940s-1970s side wing raised from 1 1/2 to 2 stories; siding replaced mid-20th century and again since 1976; windows replaced since 1976.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	172 Main Street North	c. 1860s	Yellow Plus	Yellow Plus		Second Empire; siding is not original.
	176 Main Street North	c. 1872	Yellow	Yellow		Built by Minerva Parce DeLand, widow of Daniel DeLand, who sold it for $1.00 to her son Levi. Levi and his family lived there from 1872-1881 before they moved to their new shingle-style mansion at N. Main and Whitney (later converted to the Baptist Home, then demolished for Baptist Home expansion). May have been built around an older house. Levi DeLand sold to George Harris, who was a village attorney in the early 20th century. Harris remodeled by adding a front porch (now missing) and stained-glass windows. Later served as Unity Spiritual Church/Flower City Spiritualist Camp in the early 1940s.
	179 Main Street North	c. 1910s-20s	Yellow	Green		Typical American Foursquare, Craftsman style. Good example of a common early 20th-century type and style.
	180 Main Street North	c. 1860s-70s	Yellow	Yellow		Retains late 19th-century porch with spindlework. Since 1976, vinyl siding added, and windows replaced/opening size reduced, altering proportions.
	185 Main Street North	c. 1856	Green	Locally Designated (Orange)		Daniel and Minerva DeLand House and Barn; designated Village landmark. Appears individually eligible for National Register listing.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	31 Main Street South	1906; 1931	Green	Green		Village Hall; built 1905, Kirkland and Hallenbeck from Syracuse were architects. Building has lost arched transoms over windows; double-hung windows replaced with fixed windows; tower replaced (1978) and does not match original design. Alterations would likely preclude individual National Register eligibility; could qualify for local designation.
	58 Main Street South	1924	Green	Locally Designated (Orange)		Historically Fairport National Bank. Designated Village landmark. Appears individually eligible for National Register listing.
	65 Main Street South	1953		Blue		1953 by Martin, McGraw and Winard; incorporates Quonset hut style; remodeled in 1987. Retains no visible evidence of earlier building other than roof, which is not easily seen due to storefront additions that conceal distinctive shape.
	70 Main Street South	c. 1840s-1850s	Red	Locally Designated (Orange)		John E. Howard House; designated Village landmark. Appears individually eligible for National Register listing.
	76 Main Street South	c. 1893; 1975 front addition	Blue	Blue		Funeral home with curved modern addition. 1945 ad shows the building before addition as a Queen Anne house with porte-cochere. Portions of that building survive behind curved façade.
	84 Main Street South	1852 with later additions	Green	Locally Designated (Orange)		Kraii House and Carriage House (designated separately); designated Village landmarks.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	85 -89 Main Street South	1927, remodeled 1958	Yellow	Blue		This is the extensively remodeled Schine Temple Theater, 1927 - was Italian Renaissance style (Keeler p. 31), sold to the Masons in 1958. Exterior retained evidence of original design as of 1976, but since then, facade has been completely remodeled, and little evidence of earlier building survives.
	94 Main Street South	1877-78	Red	Locally Designated; Listed in the National Register (Orange)		First Baptist Church; designated Village landmark and individually listed in the National Register.
	99 Main Street South	1934	Red	Locally Designated (Orange)		Pure Oil building; designated Village landmark. Appears individually eligible for \ National Register listing.
	120 Main Street South	c. 1850s-70s	Green	Blue		Retained clapboard siding as of 1976; since then, exterior clad in brick, including porch columns, dramatically altering the building's character.
	121 Main Street South	1936-38		Blue		This was the post office, 1938; since 1976 a front porch and side addition have obscured the building's original character as a Depression-era post office.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	124 Main Street South	c. 1850s-60s	Yellow	Blue		Since 1976, removal of porch (not replaced), vinyl siding, new bay window, window replacement have obscured historic character.
	125 Main Street South	c. 1860s-80s	Brown	Yellow		Since 1976, asbestos siding replaced with vinyl siding; windows replaced.
	126 Main Street South	c. 1852	Brown	Yellow		Built as parsonage for Fairport Free Will Baptist Church; Gothic Revival style; 1852; later owned by Frank Bown son of George; has lost Gothic Revival detail and gained enclosed porch since 1940s but retains roofline, window placement
	127 Main Street South	c. 1887	Yellow	Yellow		Since 1976, asphalt and wood shingle siding replaced by vinyl; windows replaced.
	130 Main Street South	c. 1860s	Yellow	Yellow		Since 1976, porch screened (retains posts), vinyl siding added.
	131 Main Street South	c. 1887	Green	Green Minus		Vinyl siding added since 1976 detracts from integrity, but distinctive massing and many ornamental details remain intact. Architecturally significant as an excellent example of the Queen Anne style. Part of a complex of buildings owned by locally prominent businessman George Bown, built on the site of his carriage factor after a fire. Could be individually eligible for the National Register if original siding is restored, and if significant interior features are intact.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	134 Main Street South	c. 1915	Yellow / Brown	Yellow Plus		Typical early twentieth-century house; not architecturally distinctive.
	135 Main Street South	c. 1860	Yellow	Yellow		Turn-of-the-century cast stone porch. No notable changes since 1976.
	137 Main Street South	c. 1860s	Yellow	Yellow/Blue		Since 1976, vinyl siding added, windows replaced; retains 19th-century porch but alterations to fenestration and siding diminish integrity.
	138 Main Street South	c. 1880s	Green	Green		Property includes a barn. No significant changes since 1976 survey.
	139 Main Street South	c. 1850s-60s	Yellow	Yellow		No significant changes since 1976 survey.
	142 Main Street South	c. 1860s	Brown	Blue		Vinyl siding added since 1976 survey. Building is believed to have an interesting history as a former Sunday school but alterations to siding, windows, added stair, and enclosed porch detract.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	143 Main Street South	c. 1830-50	Green Minus	Blue		Since 1976, has lost Greek Revival gable returns; patterned shingles replaced by vinyl siding; windows replaced at a smaller size, altering proportions; porch altered.
	146 Main Street South	c. 1830-50	Brown	Blue		Comparison to 1940s photograph shows extent of alterations to siding, porches, and fenestration by 1976; no notable changes since 1976.
	147 Main Street South	c. 1830-50	Yellow	Yellow		No notable changes since 1976.
	152 Main Street South	c. 1890	Yellow	Blue		As of 1976, retained notable decorative shingle in main gable and small gable above entry; since then, all shingle siding replaced or covered by vinyl; windows replaced; window trim replaced or wrapped in vinyl.
	154 -156 Main Street South	c. 1848, moved 1890s	Brown	Blue		This is the former Free Will Baptist Church, built c. 1848, moved here when they built new building in 1890s - but back faces the street, and extensive alterations have altered/concealed character. (Perinton, Fairport, and the Erie Canal, p. 113)
	155 Main Street South	c. 1860	Red	Locally Designated (Orange); Contributing	South Main	Davis-Starenko House; Designated Village landmark. Potentially individually eligible for National Register listing; further study recommended.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	157 Main Street South	1930		Contributing (Yellow)	South Main	Charles Steffen built this house and moved here from 155 South Main Street in 1930. He operated greenhouses on this property until 1952 with as many as 2 million plants. He built four houses on Orchard Street named for the orchards. The house is still in the Steffen family as of 2014.
	158 Main Street South	c. 1910s	Brown	Blue		American Foursquare; porch enclosed prior to 1976. Vinyl siding since 1976.
	160 Main Street South	c. 1870s	Green Minus	Contributing (Green Plus)	South Main	Notable brick Italianate, built by George Filkins. Iron porch supports are not original but otherwise integrity is high.
	161 Main Street South	c. 1890s	Yellow	Appears Individually Eligible (Red); Contributing	South Main	Built by Ed Dudley, who was a school trustee in 1924 and village president 1916-17. Removal of aluminum siding since 1976 has significantly improved integrity; note Eastlake geometric concentric medallions.
	163 Main Street South	c. 1890s		Contributing (Yellow)	South Main	Queen Anne roofline; probably missing an original front porch.
	164 Main Street South	1874-75	Green Plus	Contributing (Green Plus)	South Main	Built by George Filkins. Notable brick Italianate, similar to No. 160. No notable changes since 1976.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	166 Main Street South	1874-75	Green Plus	Contributing (Green Plus)	South Main	Per 1976 survey, this was built by George Filkins; he also built 160 S. Main and moved there after selling this house. High integrity. No notable changes since 1976.
	167 Main Street South	c. 1870 and c. 1900	Green Minus	Contributing (Green)	South Main	Built around 1870, but substantially remodeled to present appearance c. 1900.
	170 Main Street South	c. 1910	Yellow	Contributing (Yellow)	South Main	No notable changes since 1976.
	172 Main Street South	1905	Yellow	Contributing (Green)	South Main	Built by Kenneth Jackson in 1905; later owners were Susan Legan, Clarence Winagle, then Joseph P. Looney, a World War I veteran who opened a tobacco and candy store at 23 South Main Street in 1921. He lived there from 1925 until at least 1976. Had a full-width, hip roofed front porch in 1976; now a half-width porch with gable roof.
	173 Main Street South	c. 1870s-80s	Yellow	Contributing (Green)	South Main	There was a clay pipe factory on this site; this house, which consisted of one room up & down, was part of the complex; expanded to present form in 1870s. Owner Joseph P. Kelsey donated Civil War relics and entire Grand Army of the Republic library to Fairport Schools in 1925. His son George was the first casualty of the Spanish-American War from Perinton. Since 1976, asphalt siding removed and clapboard restored; window trim added including decorative hoods; porch spindlework added.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	177 Main Street South	c. 1840s	Green	Contributing (Green Plus)	South Main	Greek Revival; expanded later in 19th century. Late 19th-century additions have their own significance. Porch with trellis work is seen on mid-20th century photo and may date to 19th century. North addition added in mid-20th century, and its roofline was raised after 1976.
	178 Main Street South	1902-24	Yellow	Contributing (Green)	South Main	Built by Jacob Baumer in the early 20th century. J. Milton McMahon owned as of 1910; he owned a feed and produce business on High Street.
	187 Main Street South	1873	Red Plus	Locally Designated and Listed in the National Register (Orange); Contributing	South Main	Hiram Wilbur House; Designated Village of Fairport Landmark and individually listed in the National Register of Historic Places.
	188 Main Street South	c. 1960s		Noncontributing (Brown)	South Main	Noncontributing due to age and incompatibility with architectural character of the district.
	198 Main Street South	1920s	Yellow	Contributing (Green Plus)	South Main	Dutch Colonial Revival. Original owner was Robinson. Later owner Byron Spence (1945 to late 1950s) was active in Rotary and Congregational Church; he restored Hupp-Spence Auto with A.E. Hupp. Morris and Edna Brown owned from 1960s-1990s; she founded Fairport Musicale and was active with the RPO; he was on the School Board 1958-71.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	199 Main Street South	c. 1880s-90s	Yellow	Contributing (Green)	South Main	Originally a grand Queen Anne; later remodeled as Colonial Revival. Was the childhood home of Ida Dougherty, artist trained at Mechanics Institute (painter, illustrator, stained-glass artist); did a stained-glass window in Milwaukee (Perinton and Fairport in the 20th Century, p. 36). Other owners have included Kate Cox Goddard, author, who also developed music therapy for disabled children; son Mark Goddard may have been responsible for alterations; and Elmer Hartman of Hartman Fabricators. Little evidence remains of original Queen Anne design, but Colonial Revival alterations now have their own significance. Property includes a barn.
	200 Main Street South	1825-40; 1860s	Red	Locally Designated (Orange); Contributing	South Main	Martin Sperbeck house; designated Village landmark. Appears individually eligible for National Register listing.
	205 Main Street South	c. 1844-55, with later alterations	Yellow	Contributing (Green)	South Main	Moved and enlarged between 1872-1885; remodeled again c. 1900. Alterations from the late 19th/early 20th century have their own significance as part of the historic evolution of the house.
	208 Main Street South	1926		Contributing (Green)	South Main	Built by L. Wayne Baumer, owner of Diamond Box Factory in Rochester; involved in many local organizations and activities and co-chaired 1962 Perinton Sesquicentennial. Later owners included Walter J. Kellow, president of Pfeifer Glass Inc.
	209 Main Street South	c. 1890s	Yellow	Contributing (Green)	South Main	Since 1976, shingle siding removed and front porch added; porch does not match historic photo but is compatible with the style of the house. Property includes a recently constructed garage, designed in the style of a carriage house.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	213 Main Street South	c. 1870s	Yellow	Contributing (Green)	South Main	Believed to have been a tenant house for James Martin's farm. No notable changes since 1976.
	221 Main Street South	c. 1880s	Yellow	Yellow		Vinyl siding added since 1976.
	223 Main Street South	c. 1880s	Yellow	Yellow		Vinyl siding added since 1976.
	224 Main Street South	c. 1850s	Yellow	Yellow		Vinyl siding added since 1976.
	227 Main Street South	c. 1902-1910	Yellow	Yellow		Vinyl siding added since 1976.
	234 Main Street South	c. 1810s-20s	Red Minus	Locally Designated (Orange)		Abner-Wight House; designated Village landmark. Appears eligible for National Register listing.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	239 Main Street South	1920s-30s	Yellow	Yellow/Blue		Since 1976, wood shingles replaced or covered by vinyl siding, windows replaced, shutters replaced, porch posts replaced or wrapped.
	249 Main Street South	c. 1870	Green Plus	Green Plus		Built by Colonel Simeon Howard. Stick style rear porch.
	3 Miles Avenue	c. 1910		Yellow		Enclosed porch is original. Comparison with Monroe County website shows this house has been extensively altered in the last decade. Alterations are consistent with character but substantially alter the massing of the house.
	24 Miles Avenue	c. 1925		Green		Good example of Colonial Revival. Does not appear individually eligible for designation based on its architecture due to the ubiquity of the style. Research did not identify notable individuals associated with the house.
	48 Miles Avenue	1946		Green		Good example of Minimal Traditional. Does not appear individually eligible for designation based on its architecture due to the ubiquity of the style. Research did not identify notable individuals associated with the house.
	58 Miles Avenue	pre 1927		Green		Largely intact bungalow with period garage; a good but not exceptional example of its style and type. Research did not identify notable individuals associated with the house.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	59 Miles Avenue	1930		Green		Largely intact bungalow; a good but not exceptional example of its style and type. Research did not identify notable individuals associated with the house.
	11 Monroe Street	c. 1915		Green		A good but not exceptional example of a Craftsman-style bungalow. Research did not identify notable individuals or events associated with the house.
	29 Nelson Street	c. 1920		Contributing (Yellow)	West Ave / West Church	
	31 Nelson Street	1910		Contributing (Yellow)	West Ave / West Church	
	35 Nelson Street	c. 1927		Noncontributing (Blue)	West Ave / West Church	Proportions appear awkward; likely noncontributing due to extensive alterations.
	41 Nelson Street	c. 1927		Contributing (Green)	West Ave / West Church	Bungalow with high integrity. Good example of its style and type.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	43 Nelson Street	c. 1927		Contributing (Yellow)	West Ave / West Church	
	45 Nelson Street	c. 1927		Contributing (Green)	West Ave / West Church	
	49 Nelson Street	c. 1925		Contributing (Green)	West Ave / West Church	Dutch Colonial Revival; high integrity
	10 Orchard Street		Photo	Yellow		Since 1976, substantial additions on each side have altered massing.
	56 Parce Avenue	c. 1903-15	Green	Yellow		Childhood home of Pat Smith Knapp, village trustee 1975-81; Perinton Center Stage was named for her. Since 1976, Craftsman patterned shingles replaced or covered by vinyl siding. See notes for #60.
	60 Parce Avenue	c. 1903-15	Green	Green Minus		Since 1976, wood shingle replaced or covered by vinyl siding. Will Richards is believed to have built 56, 60, and 66 Parce Avenue shortly after 1900 (they do not appear on 1902 plat map). Yale Parce, a descendant of the Parce for whom the street was named, lived in either 60 or 66 in 1912-16.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	66 Parce Avenue	c. 1903-15	Green	Green		Note distinctive porch rail. See notes for #60.
	72 Parce Avenue	c. 1870s-80s	Green	Green		Believed to have been the home of Michael Shoemaker, engineer in the boiler room at DeLand Chemical Works; later Patrick Doyle, who built foundations for the Cox Shoe Factory, Deal Block, Carlomusto Building and many more. Per 1976 Survey, Patrick Doyle practiced law in Justice Court circa 1900. Fairport Herald 1.26.39; 5.22.1901; 2.26.66. Retains many distinctive Italianate features.
	78 Parce Avenue	c. 1850s-70s	Photo	Green		Home to the Corkhill family from at least 1902 to the early 1960s; Frances Corkhill was an English teacher in East Rochester, and a scholarship named for her is still awarded.
	111 Parce Avenue	1885, 1893	Green	Appears Individually Eligible (Red)		Cox Shoe Factory, later the Sanitary Can Company, then American Can Company. Incorporates sections from various phases in the history of the companies that have occupied it; most have achieved their own significance as part of the evolution of the building. Appears to be a strong candidate for local designation and possible National Register designation.
	3 Parker Street	1892-98	Photo and notes	Yellow		According to the 1976 Survey, this was part of a 19th-century carriage works; however, Sanborn maps show the building was constructed in the 1890s as an engine room and coal house for the Howard Thomas Canning Company. On the 1905 and 1909 Sanborn maps the building was depicted as an engine room and coal house for the Fairport Packing Company; by the 1915 map the Fairport Packing factory, just south of this building, was shown as being vacant. By 1924 the Fairport Packing factory was demolished and replaced by the building that is now 5 Parker Street; this building was then shown as a residence with a front porch. Sanborn maps; Keplinger p. 98.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	5 Parker Street	1915-24		Blue		This building was constructed between 1915 and 1924 on the former site of the Thomas Canning Company (see 3 Parker Street). On the 1924 Sanborn map it is labeled "Conc Block Making."
	32 Parker Street	c. 1860s	Green	Green Plus		Substantial brick house; built circa 1860s and likely remodeled in later 19th century (porch, Italianate brackets, and possibly roof). No notable exterior changes since 1976.
	Parker Street Bridge	1912	Yellow	Locally Designated (Orange)		1912 Warren Pony Truss Bridge. Designated Village landmark. National Register listing as part of canal system pending as of August 2014.
	6 Perrin Street	c. 1850s-60s	Yellow	Yellow		Vinyl siding added since 1976 replacing or covering asphalt shingle siding. Property includes a barn; according to the 1976 survey there was a blacksmith shop in a barn on the property.
	10 Perrin Street	c. 1850s-60s	Yellow	Yellow		
	12 Perrin Street	c. 1860s	Yellow	Yellow		Front picture window added between 1940s and 1976. No substantial exterior changes since 1976. Appears on 1872 map; on 1892 map it shares a lot with 10 Perrin Street.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	16 Perrin Street	c. 1870s	Yellow	Yellow		Since 1976, vinyl siding added (was asphalt shingle); shouldered window surrounds removed or covered since 1976.
	18 Perrin Street	1936-38	Red	Locally Designated (Orange)		Perinton Historical Museum, originally library; designated Village landmark. Appears eligible for National Register listing.
	24 Perrin Street	c. 1860s	Yellow	Yellow/Blue		Since 1976, vinyl siding added (was asphalt shingle); windows replaced; new picture window at second story.
	26 Perrin Street	1886	Green	Appears Individually Eligible (Red)		Built by Charles H. Howe, prominent in Fairport history. Began his career in furniture manufacturing, then spent over 30 years as successful salesman for DeLand Company; then worked for Hungerford Company in Rochester; simultaneously involved in other businesses in the village; also served as village president and chair of electric light commission. Notable example of Eastlake detailing with high integrity. Appears eligible for both local and National Register designation based on architectural significance and association with locally prominent individual.
	29 Perrin Street	2012	Yellow	Brown		The house that was on this site in 1976 was demolished and replaced with new construction in 2012.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	32 Perrin Street	c. 1850s-60s	Yellow	Yellow		Wood shingles date to mid-20th century. No significant exterior change since 1976. Property includes a gable-roofed barn.
	33 Perrin Street	c. 1860s	Yellow	Yellow		Windows replaced since 1976. Retains distinctive second-story window hoods.
	34 Perrin Street	c. 1870	Yellow	Yellow		Not substantially changed since 1976.
	36 Perrin Street	c. 1860s	Yellow	Contributing (Green)	West Ave / West Church	Charles Chadwick operated a horse livery service here from before 1892 until 1923; it was the last surviving horse-powered livery service in Fairport. Utilized up to a dozen horses and various carriages at its peak; by the end he was operating the business with one horse. Carriage barn survives, with modern garage doors.
	37 Perrin Street	c. 1880s	Yellow	Yellow		Porch rail replaced since 1976; some windows may have been altered/replaced. Sanborn maps show it had a full-width front porch until at least 1924.
	38-40 Perrin Street	c. 1850s-60s	Green	Contributing (Yellow)	West Ave / West Church	Rated green in 1976 survey despite aluminum siding. Since then windows also replaced, original front door replaced, vinyl porch rail added, porch skirt replaced.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	41 Perrin Street	1915-24	Yellow	Yellow		Since 1976, windows replaced (some appear to have been resized); vinyl siding added.
	43 Perrin Street	1902-05		Contributing (Green Plus)	West Ave / West Church	Helen DeLand, daughter of Henry DeLand and Sarah Parce DeLand, lived here from about 1927 until at least 1940; she was a well-known local educator and involved in civic activities.
	7 Pleasant Street	c. 1850s-60s	Yellow	Yellow		Retains some notable Italianate features, which appear to have been added to an earlier house. Property includes a gable-roofed barn with modern garage door. 1872 map shows this property belonging to H.A. DeLand.
	8 -8 1/2 Pleasant Street	c. 1860s	Yellow	Yellow		

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	11 Pleasant Street	1890-91	Yellow	Appears Individually Eligible (Red)		Built as a parsonage for the Baptist Church. From about 1927-1947 this was the home of Dr. Lynn Dodge, who was active in local politics and Rotary, served as Public Health Officer for Fairport and Perinton, and served in WWII directing public health activities in Luxemburg and part of Germany until injured in an automobile accident; he resumed medical practice after the war from 1945-1947, later moving to Ames, Iowa. His wife Marian was also active in the village, starting the village's first Girl Scout and Cub Scout troops and serving as a school trustee. At the time of the 1976 survey this house was clad in asbestos shingle; since then the asbestos has been removed and clapboard restored. Property includes a barn. Appears to be individually eligible for the National Register and local landmark designation due to its notable architecture; may also be eligible for its historical significance as a parsonage for one of Fairport's oldest and most notable churches, and/or for its association with locally prominent individuals.
	12 Pleasant Street	c. 1860s	Yellow	Yellow		Vinyl siding added since 1976; retains handsome Italianate front and side porch detail.
	14 Pleasant Street	c. 1860s	Yellow	Yellow		Since 1976, brick-patterned asphalt siding replaced by clapboard-style vinyl siding.
	15 Pleasant Street	c. 1860s; 1904	Yellow	Yellow		1904 newspaper item depicted this house, described as "Home of James Harris, Pleasant Street, Rebuilt from the old Dr. Weare House." Sanborn maps show that between 1898 and 1905 the porch that previously extended only across the side wing became a full-width porch; footprint otherwise did not change dramatically.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	18 -20 Pleasant Street	c. 1880s	Yellow	Green Minus		Appears to have been built in the last third of the 19th century; between 1909 and 1915 it was altered to convert it to a side-by-side double and the wraparound front porch was added. Arched windows are said to be from a building at 22 Pleasant Street that was demolished (Fairport Herald-Mail, 15 April 1980). From 1976 to 1986 antiques dealer Don Naetzker had his home and shop here. Modern dormer detracts from integrity.
	19 Pleasant Street	1873-74	Yellow	Green Minus		Originally had a cupola, and lower Italianate roofline, per 1885 birds-eye drawing. Original owner was Augustus Hill, who, prior to building this house, served as a town supervisor and the first president of the village of Fairport. Roofline altered by Ezekiel Davison, who owned it in the 1890s; a newspaper article referred to him adding a story and a mansard roof. 1900 photo shows the house with the current roof pitch and the cupola. Served as an IOOF Hall in the 1930s and early 1940s.
	23 -25 Pleasant Street	c. 1870s	Yellow	Yellow		Retains characteristic gable-and-wing form. Aluminum siding. Not on 1872 map. A.C. Hill House.
	29 Pleasant Street	c. 1850s-60s	Yellow	Yellow		Vinyl siding; replacement windows.
	10 Potter Place	1909-15		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	14 Potter Place	1909-15		Contributing (Green)	West Ave / West Church	
	16 Potter Place	1909-15		Contributing (Green)	West Ave / West Church	
	20 Potter Place	1909-15		Contributing (Green)	West Ave / West Church	
	24 Potter Place	1909-15		Contributing (Green)	West Ave / West Church	
	26 Potter Place	c. 1940-50		Contributing (Yellow)	West Ave / West Church	Contributing/noncontributing status will depend on district's period of significance.
	28 Potter Place	c. 1925-35		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	34 Potter Place	c. 1925-35		Contributing (Green)	West Ave / West Church	
	36 Potter Place	c. 1925-35		Contributing (Green)	West Ave / West Church	
	38 Potter Place	c. 1925-35		Contributing (Green)	West Ave / West Church	
	42 Potter Place	c. 1925-35		Contributing (Green)	West Ave / West Church	
	44 Potter Place	c. 1925-35		Contributing (Green)	West Ave / West Church	
	48 Potter Place	1915-24		Contributing (Yellow)	West Ave / West Church	Vinyl siding and replacement windows diminish integrity, but retains overall character

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	50 Potter Place	1915-24		Contributing (Yellow)	West Ave / West Church	The only example of a bungalow on Potter Place; siding detracts from integrity
	52 Potter Place	c. 1925-35		Contributing (Green)	West Ave / West Church	Replacement windows
	54 Potter Place	c. 1925-35		Contributing (Green)	West Ave / West Church	Fine door surround
	56 Potter Place	c. 1925-35		Contributing (Yellow)	West Ave / West Church	Vinyl siding detracts from integrity.
	60 Potter Place	c. 1925-35	Green	Contributing (Green)	West Ave / West Church	
	2 Prospect Street	c. 1870s		Contributing (Green)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	6 Prospect Street	Pre-1909		Contributing (Yellow)	West Ave / West Church	Home of Chester Hutchinson, civil war veteran and village tax collector. Hutchinson was born in Penfield in 1841, and enlisted as a private in August 1862 with Company B, 108th Regiment, New York Volunteers. Only a month later, he was wounded in the right breast at the battle of Antietam (September, 1862). He rejoined his regiment and fought in the Battle of the Wilderness (May, 1864), where he was wounded in his left lung. After being examined by the army doctor, he was left to die at the edge of the battlefield, and reported to have been killed in action. Two weeks later, he was discovered to be alive, and was eventually moved to a hospital where he remained for the rest of the war. In his later years, he married Hattie Wiley, who ran a chiropractic office from their home on Prospect. Hutchinson worked for several years for Dobbins & Moore lumber, and also served as the village's tax collector. [Fairport Herald Mail, March 30, 1916 p. 7; April 21, 1932 p. 1; Monroe County Mail, May 18, 1916 p. 5] Sanborn maps show a partial-width front porch, now gone; asbestos siding is not original.
	7 Prospect Street	c. 1925-30		Contributing (Yellow)	West Ave / West Church	
	8 Prospect Street	c. 1880s-90s		Contributing (Yellow)	West Ave / West Church	
	10 Prospect Street	c. 1925-30		Contributing (Yellow)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	17 Roselawn Avenue	c. 1910s		Yellow		Home to Manley S. Warner who served the village as a police officer (1901), and a firefighter for 42 years, including as chief of the fire department. [Fairport Herald Mail, February 8, 1940 page 1]
	20 Roselawn Avenue	c. late 19th century; moved c. 1912-15		Yellow		The building was originally part of the Schummer's block on South Main Street (or West Avenue, per Keplinger *Windows on the Past)*. This part of the building (the North portion) was moved to its present location when the Canal was widened. It was the first home of Fairport Candy Kitchen, founded in 1907 by George and Thomas Varlan, immigrants from Sparta in Greece. [Fairport Herald Mail, December 22, 1915 p.1] Later it was the location of K.O.D. ("Knock Out Dirt") Soap, one of Fairport's oldest industries. K.O.D. Soap Works, Inc. was started in 1917 by H. M. Mulligan in the cellar of his home. [Fairport Herald Mail, January 16, 1930] In 1932, Edward Boles became the proprietor; he sold to new owners in 1947. [Fairport Herald Mail, June 5, 1947, p.10] K.O.D. Soap went back on the market in 1947. [Fairport Herald Mail, August 28, 1947, p.10] By 1950, it was no longer produced at this location, and Fairport Woodcraft (cabinet makers) moved into the building (Donald Race, proprietor). [Fairport Herald Mail, January 12, 1950, p. 6]
	32 Roselawn Avenue	1905-09	Green	Green		Interesting cast concrete block building; first appears on 1909 Sanborn map (not on 1905). No notable exterior changes since 1976.
	51 Roselawn Avenue	c. 1872		Yellow		Home of Horace and Jennie Waddell. Horace was Fairport's last surviving Civil War veteran, dying in 1937 at the age of 97. Waddell was a wood shingle maker and worked for Green & McAuliffe and Dobbins & Moore in the village. Jennie had immigrated to Rochester from Germany as a child. They were married 72 years. [Fairport Herald Mail, January 24, 1935 p. 1; and November 24, 1937 p. 1] Synthetic siding, solid porch rail, and loss of porch detail seen on 1940s photograph detract from integrity.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	53 Roselawn Avenue	c. 1870s	Yellow	Green Plus		Stands out as a brick house on a street characterized by wood construction; bargeboard detail is particularly notable. Since 1976, metal porch posts and railing replaced with more appropriate wood posts and railing. Past owners include H.O. Silver, who owned a furniture store and was an undertaker. Property includes a barn.
	80 Roselawn Avenue	c. 1870s-90s		Green		Horace Lash of 80 Roselawn Avenue ran a furniture store in Fairport in the 1930s, named Lash & Adams. [Fairport Herald Mail, July 7, 1938, p. 1]. Curved roofline and enclosed porch appear to be c. 1920s-30s alteration.
	84 Roselawn Avenue	c. 1897		Green		
	90 Roselawn Avenue	c. 1880s		Green		
	98 Roselawn Avenue	c. 1870s		Contributing (Green Minus)	West Ave / West Church	Barn on the property is new, built 1990s.
	102 Roselawn Avenue	c. 1890s		Contributing (Yellow)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	104 Roselawn Avenue	c. 1880s		Contributing (Green)	West Ave / West Church	
	107 Roselawn Avenue	c. 1890s		Contributing (Green)	West Ave / West Church	Home of Clarence Nelson Lewis, grandson of Nelson Lewis, who was an early President of Fairport , water commissioner and land developer, and his great-granddaughter Eleanor Mae Dunn and her husband Milton, who was janitor for Fairport High School in the village . [The Fairport Herald Mail, July 04, 1940, Page 6, and March 17, 1971, p. 7]
	110 Roselawn Avenue	c. 1870s		Borderline Contributing/ Noncontributing (Yellow/Blue)	West Ave / West Church	Gable-and-wing; vinyl siding, enclosed porch, replacement windows. Borderline noncontributing.
	111 Roselawn Avenue	c. 1860s		Contributing (Yellow)	West Ave / West Church	Early house; retains characteristic form and fenestration; vinyl siding.
	112 Roselawn Avenue	c. 1870s		Contributing (Yellow)	West Ave / West Church	
	113 Roselawn Avenue	c. 1870s		Contributing (Yellow)	West Ave / West Church	

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	116 Roselawn Avenue	c. 1870s-80s		Contributing (Yellow)	West Ave / West Church	Residence of Civil War Veteran Lamont Wickham (1846-1916) [Fairport Herald Mail, July 5, 1916, p. 1]
	117 Roselawn Avenue	c. 1870s		Contributing (Yellow)	West Ave / West Church	
	118 Roselawn Avenue	c. 1880s-90s		Contributing (Yellow)	West Ave / West Church	
	119 Roselawn Avenue	Mid 19th C? moved 1902-24?		Contributing (Green Minus)	West Ave / West Church	On 1924 plat map; not on 1902 plat map. (Not on 1924 Sanborn map either.) Appears to be an older house moved to this site.
	121 Roselawn Avenue	c. 1920s-30s		Contributing (Yellow)	West Ave / West Church	
	123 Roselawn Avenue	c. 1870s-80s		Borderline Contributing/ Noncontributing (Yellow/Blue)	West Ave / West Church	Gable-and-wing; vinyl siding, replacement windows. Borderline noncontributing due to extensive alterations.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	124 Roselawn Avenue	c. 1910s-20s		Contributing (Yellow)	West Ave / West Church	
	126 Roselawn Avenue	c. 1910s-20s		Contributing (Green)	West Ave / West Church	
	127 Roselawn Avenue	c. 1870s		Contributing (Green)	West Ave / West Church	Property includes a small gable-roofed barn/garage.
	128 Roselawn Avenue	c. 1910s-20s		Contributing (Yellow)	West Ave / West Church	

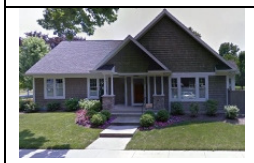
Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	132 Roselawn Avenue	c. 1890s		Potentially Individually Eligible (Red); Contributing	West Ave / West Church	Home of Mr. and Mrs. Edward Sturdevant and their son Philip. In 1945, Philip Sturdevant, then age 25, was the recipient of the Silver Star, third highest U. S. decoration for gallantry in action, the Air Medal, and a Purple Heart. The award recognized his achievement when in March 1945, Sturdevant piloted his glider to a safe landing behind the German lines during an airborne attack across the Rhine, and extricated two injured men from a crashed glider while exposed to enemy fire which wounded him during the rescue. After removing the injured men, Lt. Sturdevant stayed with them until first aid arrived. Lt. Sturdevant also flew C-47 transports during resupply and evacuation, including dropping supplies to troops at the siege of Bastogne during the Battle of the Bulge. Sturdevant remained in the service after WWII, eventually being made a Major in the 31st tactical fighter wing, part of the Strategic Air Command. [Fairport Herald Mail, September 27, 1945, page 1; July 24, 1958, page 5. Sturdevant's parents lived here and this was presumably his permanent address at the time as well. Potentially individually eligible for National Register listing.
	125 Roselawn Crescent	1963 or 2000s		Brown		This house, or a previous house on the lot, was the home of E. Hiram Hare, firefighter and community leader (1908-1992). Born and raised in Fairport, Hare was the town of Perinton's building inspector from 1965-1972. Before that he was a salesman for Hupp Motors in the village. Hare was a 64 year member of the Fairport Fire Department, serving as its secretary 1934 until 1979. Hare also served the Village of Fairport as a trustee from 1965 until 1971. [Fairport-Perinton Herald-Mail, April 1. 1992, page 8] The Hares lived at 150 West Avenue until 1963, then moved to "the corner of Nelson Avenue and Roselawn Crescent;" after that they were referred to as living on Roselawn Crescent. 125 Roselawn Crescent appears to be a new house or extensively remodeled from its c. 1963 appearance.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	164 Roselawn Crescent	1955-61		Yellow / Brown		Home of Richard Ranney Castor, who served as village trustee from April 1964-1968. Castor's family dates to the 1820's in the village, when his great great great grandfather, Gilbert H. Storms, helped settle the village when the Eric Canal was built. The Storms block of buildings on Main Street was demolished as part of the village's urban renewal project. In 1950 Castor began a 20-year career in the non-woven fabrics field. He patented several machines to produce non-wovens such as disposable diapers, hospital bed pads and cleaning rags. In 1969 he formed his own company, Cast Fabrics, Inc., to develop a fabric casting machine under a design unique to the industry. He served as an internationally known consultant to the nonwoven textiles industry. He also had patents on an eyeglass support device and a music-teaching aid. [Fairport Herald, Dec. 6, 1978 p. 9] House is a typical example of its era.
	9 South Avenue	1905-09		Green		Although the building appears older, it was not on 1905 Sanborn map; on 1909 Sanborn. Most windows replaced; otherwise integrity is good
	12 South Avenue	1905-09		Green		American Foursquare; retains high integrity. Owners included Henry Oram, local merchant and village trustee in 1905; Albert H. Blum, owner of Blum's Hotel & Restaurant and a member of the Fairport-Perinton Businessmen's Association.
	15 South Avenue	c. 1900		Yellow		Replacement windows and vinyl siding detract from integrity. Retains other characteristic American Foursquare features including porch. Has gable-roofed barn.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	16 South Avenue	c. 1880s	photo only	Green		With the exception of the windows, which appear to be replacements, integrity is high.
	23 South Avenue	1915-24		Green		Windows may be replacements; integrity otherwise high. Owners included Laurence Bown, "one of Fairport's best-known garage proprietors," a Maxwell dealer from 1914-26 and Chrysler-Plymouth dealer from 1926 until WWII.
	28 South Avenue	1905-09		Green		Replacement windows; otherwise good integrity. Owners included Martin L. Fuller of Barnhart and Fuller implement business, and Charles M. Scoville, a pharmacist at local Wagor Drugs for 50 years.
	38 South Avenue	1905-09		Green		Owner as of 1938 was May L. Chesbro, an early member of the Fairport Business and Professional Women's Club; she was a teacher at Fairport High School.
	48 South Avenue	1909-15		Green		American Foursquare; high integrity and a good example of its style and type. Owners in 1927 were Milton & Betty Yonkers; Milton was a Fairport High School teacher from WWII to 1967; he developed the Industrial Arts program, directed the Adult Education program.
	50 South Avenue	1909-15		Green		American Foursquare with wraparound porch

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	60 South Avenue	c. 1920-24		Green Minus		Interesting bungalow variation. This address not listed in 1920 census, but appears on 1924 plat map. First known owners were Noah Dunham, a road construction foreman, and his wife Minnie; as of 1940 Minnie lived here with her cousin James Roberts, a WWI vet and 35-year Gleason Works employee, and his mother.
	9 Summit Street	1915-19		Green		Good integrity; common architectural style and form. Porch enclosed c. 1940 per current owner. Period garage. First known owner was Frank J. Hetchler. Purchased by Ivan Masclee 1942; he was an auto supply store manager and Fairport firefighter, named Fire Chief in 1965. His son Kent Ivan Masclee (born 1943), participated in Recovery Force operations for the Apollo Six unmanned space flight (Fairport Herald-Mail, April 17, 1968). The house remained in the Masclee family until 1995.
	18 Summit Street	1872-1885		Green		Retains good integrity; main steps and second-story side porch are not original. Research shows the property has had many owners.
	980-1000 Turk Hill Road	1887 and later	Green	Appears Individually Eligible (Red)		First company on this site was a canning business started by Ezra and Ananias Edgett (Ananias ran the company), 1872; the Edgetts' cousin Amos Cobb came here in 1881 to run the plant, renamed Cobb's Preserving Company. Amos's son George led experimentation with better canning process; went on to establish the Sanitary Can Company, which opened on Parce Street in 1904; these buildings remained in use for a few years for storage. This site purchased by Crosman Arms in 1952. Oldest surviving building dates to 1887. Portions of the complex appear eligible for National Register and/or local designation due to architectural and historical significance as an important surviving remnant of Fairport's thriving canning industry. Intensive-level survey needed to study detailed history of individual buildings on the site and refine eligibility. [Keplinger, pp. 97-100; "The Business of Canning - Early Attempts," Perinton Historian column.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	1179 Turk Hill Road	c. 1860s		Yellow		Believed to be a circa 1860s house, built a short distance south of its current location, originally one story and expanded later. Comparison with 1960 photograph shows a modern picture window has been removed and replaced by windows more in keeping with 19th-century character, and addition of a sympathetic garage. This may be the house shown on the 1924 map as belonging to John Donk, and/or the house on the 1872 map belonging to "Mrs. Wesley."
	38 West Avenue	c. 1850 or 1874, moved 1912, extensively remodeled		Yellow		Originally known as the Chadwick block, which was built on South Main Street in 1850 and owned by Jeremiah Chadwick, who on his death passed it to his son-in-law, F.F. Schummers. [Fairport Herald Mail, October 23, 1974 p.5.] The Schummers block was moved in 1912 to West Avenue due to the enlargement of the canal, with a portion ending up on the canal at the end of North Street (Roselawn) [Fairport Herald Mail, May 16, 1912, p. 9]. Tenants have included a harness shop, bicycle shop, meat market, hardware store, lunchroom, tailor, and pet shop. It also housed at one time the Post Office and the Fire Department. [Fairport Herald Mail, October 23, 1974 p.5.] In 1916, the building was extended to accommodate the J.D. Webb Meat Market. In 1918, it was the original location of the Fairport National Bank, the founding company for today's Fairport Savings and Loan [Fairport Herald Mail, September 23, 1981, p. 10] In 1962, the building was purchased by Murphy Manufacturing Company [Fairport Herald Mail, August 7, 1962, p. 1], which produces drain valves for photographic and x-ray processing machines. Integrity issues: inappropriate storefront, windows replaced. Bears little resemblance to the pre-move building as shown in Keeler's 2009 book *Fairport & Perinton*(p. 26) - where it is identified as the Hardick and Fellows Book and Jewelry Store, built 1874.
	56 West Avenue	1929	Yellow	Locally Designated (Orange)		Designated Village landmark. Former Rochester Telephone Exchange Building, designed by J. Foster Warner. Windows have been replaced.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	57 West Avenue	c. 1840s	Yellow	Yellow		Labeled 59 West Avenue in the 1976 survey; from photo it is evident this corresponds to 57 West Avenue.
	58 West Avenue	1905-09	Yellow	Yellow		Since 1976, vinyl siding added, concealing some original detail; distinctive windows replaced.
	61 West Avenue	c. 1860s	Yellow	Yellow		
	62 West Avenue	c. 1851	Green	Contributing (Green Plus)	West Ave / West Church	Known as the Denise-Brown house and the King, Vanderhoof house. [Fairport Herald Mail, November 16, 1950 p. 1] It was at one time the home and office of Undertaker H.M. Brown. [Fairport H-M October 8, 1924, p. 3] It was also home to Remsen Vanderhoof [The Fairport Herald., March 18, 1891, Page 3], who in 1852 established the first lumber yard in Fairport. In 1878, he retired and sold the yard to Dobbin & Moore. [Monroe County Mail, November 10, 1887].
	65-77 West Avenue	1923-24	Green	Contributing (Green)	West Ave / West Church	West Avenue School. Designed by Otis W. and Harwood Dryer. Other schools designed by the partnership included East Rochester Grade School, Brockport Central High School, Honeoye Falls High School, Durand Eastman School, as well as many churches, houses, and other buildings. The school was sold to a developer in 1983 for conversion to condominiums.
	68 West Avenue	c. 1860s	Yellow	Contributing (Yellow)	West Ave / West Church	Owned by L. Beardsley on 1872 map. Since 1976, asphalt shingle replaced by vinyl.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	72 West Avenue	c. 1860s	Yellow	Contributing (Yellow)	West Ave / West Church	Windows and siding replaced since 1976.
	76 West Avenue	c. 1860s	Yellow	Contributing (Yellow)	West Ave / West Church	
	78 West Avenue	c. 1840s	Yellow	Contributing (Green)	West Ave / West Church	1940s photo shows east portion of porch enclosed at that date. No notable exterior changes since 1976.
	79 West Avenue	1849	Green Plus	Contributing (Green Plus)	West Ave / West Church	Per 1976 survey, this was built by Jeremiah Chadwick; leaded windows added in 1925. Included in Carl Schmidt's book, *Greek Revival Architecture in the Rochester Area.*
	82-84 West Avenue	c. 1860s	Yellow	Contributing (Yellow)	West Ave / West Church	Home to Homer M. Mulligan, founder and owner of K.O.D. Soapworks [Fairport Herald Mail, April 11, 1923 p. 1]. In 1956, Dr. Harry R. Marlatt opened his doctor's practice in the building. Before coming to Fairport, Dr. Marlatt spent much of his career to DuPont, where he specialized in skin diseases. He also spent 12 years as a Field Agent for the U.S. Public Health Service in Louisiana. [Fairport Herald Mail, January 12, 1956 p. 1] Retains gable-and-wing form, and original windows; current shingle siding is not original but predates 1976 survey.
	83 West Avenue	mid-1870s	Green Plus	Locally Designated (Orange); Contributing	West Ave / West Church	Seeley House. Designated Village landmark. Appears individually eligible for National Register listing.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	86 West Avenue	c. 1860s	Yellow	Contributing (Green)	West Ave / West Church	Since 1976, synthetic siding removed, improving integrity.
	90 West Avenue	c. 1850s-60s	Yellow	Contributing (Yellow)	West Ave / West Church	
	94 West Avenue	c. 1850	Green	Contributing (Yellow)	West Ave / West Church	Greek Revival; had late 19th-century porch as of 1940s, removed by 1976. Vinyl siding added since 1976. Some windows replaced since 1976.
	97 West Avenue	1909-1915	Yellow	Contributing (Yellow)	West Ave / West Church	Wood shingle siding as of 1976; now synthetic. Appears on 1915 Sanborn map; not on 1909 Sanborn.
	98 West Avenue	c. 1902	Yellow	Contributing (Yellow)	West Ave / West Church	Residence of Albert B. Hupp, who came to Fairport in 1910 and established a pharmacy on South Main Street. In 1920, he became one of the early automobile dealers selling Fords. [Fairport Herald Mail, July 5, 1961 p. 7] He was a founder of the Fairport National Bank and served as a director and vice-president. [Fairport Herald Mail, September 19, 1946] After his retirement in 1936, he dedicated himself to service to the community, repairing items and salvaging toys for children [Fairport Herald Mail, December 23, 1943 p. 1]. There is a huge barn on this property which was likely a carriage barn originally; features a horse stall window on west side. Hupp used the barn to start his Ford dealership business. Vinyl siding added since 1976.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	101 West Avenue	c. 1880s-90s	Yellow	Contributing (Green)	West Ave / West Church	Front chimney is not original, but retains many other original features.
	102 West Avenue	c. 1880s-90s	Yellow	Contributing (Yellow)	West Ave / West Church	Lost a front porch prior to 1976. Windows replaced since 1976.
	105 West Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Since 1976, vinyl siding added and windows replaced; window trim covered or removed. There is a carriage barn on the property that has had windows updated and door enlarged and replaced. The barn was used as a tool shop by Burlingame. He lived next door and built this house for his daughter.
	106 West Avenue	c. 1860s	Yellow	Contributing (Yellow)	West Ave / West Church	
	111 West Avenue	c. 1870s	Yellow	Contributing (Green Minus)	West Ave / West Church	Since 1976, asphalt siding replaced by vinyl, and windows replaced. Retains notable Italianate window surrounds, brackets, and cupola. Porch is a late 19th-century addition, now part of the history of the house.
	112 West Avenue	mid-1870s	Green	Locally Designated (Orange); Contributing	West Ave / West Church	Newman-Cotter House; designated Village landmark. Appears individually eligible for National Register listing.

Photo	Address	Estimated Date	1976 Rating	Current Rating	Potential District	Notes
	115 West Avenue	c. 1880	Green	Contributing (Yellow Plus)	West Ave / West Church	Home of A. Worth Palmer until his death in 1924. Palmer was a former president of the village, president of the board of education, and elected town clerk of Perinton from 1915-1924. [Fairport Herald, November 19, 1924 p. 5]. Property includes large barn with modern garage door. Italianate brackets that were on the porch as of 1976 survey were stored in the barn as of 2013.
	116 West Avenue	1865	Yellow	Contributing (Green)	West Ave / West Church	The house was built in 1865 by Amos Cole. In 1896, it was purchased by Dr. Charles Briggs [Fairport Herald Mail, October 20, 1982 p. 7]. Dr. Briggs served as Fairport's most prominent doctor for over 50 years, and assisted in the births of more than 2000 local children. [Fairport Herald Mail, July 2. 1931, p. 1]. Notable Stick Style detail; integrity is high. Since 1976, front porch appropriately rehabilitated.
	120 West Avenue	c. 1862	Green Minus	Contributing (Green)	West Ave / West Church	The house was built circa 1862, and was the long-time residence of Dewey Jackson, Sr., who established a coal business in Fairport in 1904 [Fairport-Perinton Herald-Mail, October 20, 1982, Page 29]. High integrity. Colonial Revival porch, dating to 1915-24, now has its own significance as part of the history of the house. Property includes a barn.
	121 West Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Porch enclosed before 1976; vinyl siding and replacement windows after 1976.
	123 West Avenue	c. 1880s	Green	Contributing (Yellow)	West Ave / West Church	Vinyl siding, replacement windows since 1976.

	124 West Avenue	c. 1850s-60s	Green	Contributing (Yellow)	West Ave / West Church	Since 1976, has lost notable shouldered window moldings; porch rail replaced with less appropriate proportions; vinyl soffits.
	126 West Avenue	1911	Green	Locally Designated (Orange); Contributing	West Ave / West Church	Kellogg House; designated Village landmark. Windows replaced in 2011. Possibly individually eligible for individual National Register listing, although replacement windows may preclude eligibility.
	129 West Avenue	c. 1902-10	Yellow	Contributing (Green)	West Ave / West Church	Residence of Harold Marsh, treasurer of the Fairport Central School District from 1951-1972. Marsh started his career in the accounting field in 1930 with American Can Co., working up to the plant's top accounting position. He retired in 1969. [Fairport Herald Mail March 15, 1972, p. 2]
	130 West Avenue	c. 1881	Yellow	Contributing (Yellow)	West Ave / West Church	The house was built in 1881. [Fairport Herald Mail, October 20, 1982 p. 7] It was home to Albert Wignall, proprietor of the Murphy and Wignall Hardware store on South Main Street. Prior to that, he ran a cigar store and billiard parlor in Fairport. [Fairport Herald Mail, September 25, 1947 p. 8]
	131 West Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Vinyl siding added since 1976; solid porch rail replaced (vinyl?); window trim removed or covered.
	134 West Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Full-width porch added after 1976; this is at least the third different porch configuration on the house.

	137 West Avenue	c. 1870s	Green	Contributing (Green Minus)	West Ave / West Church	The house was built around 1877 by William Henry Dobbin (of Dobbin & Moore Lumber Company). It was purchased by the Gildea family who remained the owners for nearly a century. [Fairport Herald Mail October 10,1984, p. 1] Thomas J. Gildea (d. 1934) was general agent for the L. J. Deland Company for 14 years. [Fairport Herald Mail April 12, 1934 p. 8]. Vinyl siding added since 1976; retains many other original features.
	140 West Avenue	c. 1870s	Green Minus	Appears Individually Eligible (Red); Contributing	West Ave / West Church	Since 1976, clapboard siding restored. High integrity. Potentially individually eligible for National Register and/or local designation based on its architectural significance. 1940 garage.
	141 West Avenue	1875	Green	Locally Designated (Orange); Contributing	West Ave / West Church	Dobbin House; designated village of Fairport landmark. Appears individually eligible for National Register listing.
	142-144 West Avenue	c. 1870s	Green	Contributing (Green Minus)	West Ave / West Church	Since 1976, porch extended by one bay, detailed to match original; windows (2/2 in 1976) replaced. Vinyl siding added 2014.
	145 West Avenue	c. 1900	Yellow	Contributing (Green)	West Ave / West Church	No notable changes since 1976.

	146 West Avenue	c. 1885	Yellow	Contributing (Green)	West Ave / West Church	This was the first house to have running water in the village. Isaac Peters submitted the first application, and the tap was made in December, 1893. [Fairport Herald Mail, June 8, 1944 p. 9] Peters was the flagman at the Main Street crossing of the Central freight tracks. [Monroe County Mail, April 15, 1915 p. 9]. Since 1976, aluminum siding removed and clapboard restored, improving integrity. Property includes a gable-roofed barn.
	149 West Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Home of Frank Snyder, who was judged the best rider and trainer of jumping horses in the world at the national horse show at Madison Square Garden. Mr. Snyder operated a public stable on Marsh Road. [Fairport Herald Mail March 30, 1939, p. 1] Integrity already compromised in 1976; since then windows replaced, porch reworked again, window trim removed.
	150 West Avenue	c. 1888	Yellow	Contributing (Green)	West Ave / West Church	Built by carpenter H.J. Wooden for saloon keeper Chester Wilcox and wife Rosalie; part of Nelson Lewis Farm subdivision; built c. 1888 (Perinton and Fairport in the 20th Century, p. 40) Originally had a recessed open entry porch and open second-story corner porch above; those features altered before 1962. Retains other notable features including wood clapboard and shingle siding; consoles and brackets at side gable; window trim. Property includes a gambrel-roofed barn with modern garage doors.
	153 West Avenue	1875-1900	Yellow	Contributing (Yellow)	West Ave / West Church	
	154 West Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Since 1976, vinyl siding added and window trim removed.

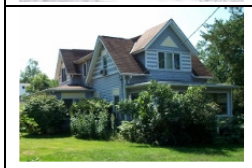
	155 West Avenue	c. 1870s	Green	Contributing (Yellow)	West Ave / West Church	Since 1976, substantial rear addition built, porch rail replaced with spindles that do not match original in height or design. Retains notable Eastlake features. 1920s-30s garage.
	156 West Avenue	c. 1878	Green	Contributing (Green)	West Ave / West Church	High integrity, with the exception of replacement windows. Retains gable-roofed period garage.
	157 West Avenue	c. 1950s		Noncontributing (Blue)	West Ave / West Church	Noncontributing due to age (unless period of significance extends into 1950s); also architecturally incompatible with the district. Porch added after 1976.
	158-160 West Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Since 1976, vinyl siding added, windows replaced, porch rail replaced. Property includes a small garage/barn..
	162 West Avenue	c. 1990	Yellow	Noncontributing (Brown)	West Ave / West Church	1976 "Yellow" rating was for a previous house on this lot.
	163 West Avenue	c. 1900-1920	Yellow	Contributing (Green)	West Ave / West Church	Home to Arthur LeClear (1881-1926), former village trustee, tax collector for Perinton, and postmaster for Fairport. He was chair of the Sewer Committee when the village built its disposal plant in 1913. He was also assistant in the County Treasurer's office, and ran an apple evaporating business. [Fairport Herald Mail, July 22, 1926 p. 1]. Since 1976, aluminum siding removed and clapboard restored; windows replaced; porch posts and railing (already altered prior to 1976) replaced.

	164 West Avenue	c. 1900-1920	Yellow	Contributing (Yellow)	West Ave / West Church	Porch rail, missing in 1976, has been appropriately replaced. No other notable changes since 1976.
	165 West Avenue	c. 1902-10	Yellow	Contributing (Yellow)	West Ave / West Church	Since 1976, aluminum siding removed and replaced by vinyl; new window trim added. Retains front porch.
	166 West Avenue	c. 1905-15	Yellow	Contributing (Yellow)	West Ave / West Church	Home to John L. Brainard, who was born in Haddam, Connecticut, and enlisted in the Union Army , 24th Connecticut Infantry. He served under Generals Butler and Banks in the Mississippi valley region, and took part in campaigns to capture Vicksburg and Port Hudson. On being mustered out in 1863, he worked at the New York Tribune under Horace Greeley in the advertising department. He later was head of advertising for the first Chicago World's fair, and then for the Pan-American Exposition in Buffalo in 1901. In 1917 he purchased 166 West Avenue where he resided until his death in 1934. [Fairport Herald Mail, June 14, 1934] Extensively altered since 1976: windows replaced, wraparound porch added, Palladian window added in gable; new siding.
	2 West Street	c. 1910		Appears Individually Eligible (Red); Contributing	West Ave / West Church	Owner in 1920s-30s was Albert E. Clark, executive at Gleason Works and Associate Chief of Fire Department.
	4 West Street	c. 1885	Yellow	Contributing (Yellow)	West Ave / West Church	Windows replaced since 1976; no other notable changes.

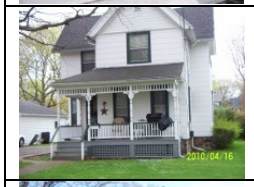
	8 West Street	c. 1860s	Yellow	Contributing (Green)	West Ave / West Church	Front porch added in 2007. See 1976 photo for comparison. Property has a barn.
	9 West Street	c. 1927		Contributing (Yellow)	West Ave / West Church	Originally stucco - now has composite shingle siding.
	11 West Street	c. 1870	Yellow	Contributing (Yellow)	West Ave / West Church	Had asbestos shingle in 1976, now vinyl.
	14 West Street	c. 1872; c. 1920 alterations	Yellow	Contributing (Green)	West Ave / West Church	Sanborn maps show footprint remodeled to present configuration between 1915 and 1924. Retains high integrity.
	17 West Street	c. 1850s-60s	Yellow	Contributing (Green)	West Ave / West Church	Had asbestos shingle siding in 1976; since then clapboard siding restored, porch rebuilt.
	18 West Street	c. 1872	Yellow Plus	Contributing (Yellow)	West Ave / West Church	Built by William & Lorain Trescott; William founded the Trescott Company c. 1902, a fruit and vegetable grader manufacturing business said to have been a pioneer in the industry with main office and plant located on North Main Street. Since the 1976 survey the house has been resided (vinyl) and windows replaced (openings altered). Retains fine Italianate porch.

	19 West Street	c. 1850s-60s	Yellow	Contributing (Green)	West Ave / West Church	Front-gable and side-wing; retains good integrity. Property includes a barn.
	22 West Street	c. 1860s	Brown	Noncontributing (Blue)	West Ave / West Church	Since 1976 porch rebuilt, windows enlarged, additions built; as a result historic character is obscured.
	23 West Street	c. 1840s	Yellow	Contributing (Yellow)	West Ave / West Church	No notable exterior changes since 1976; integrity remains compromised.
	24 West Street	c. 1840s-60s	Green	Contributing (Yellow)	West Ave / West Church	Retained high integrity as of 1976. Since then, additions, while located to the rear, have altered roofline and overwhelmed original house, making it difficult to perceive its historic character. Property includes a barn.
	25 West Street	c. 1847	Green Plus	Contributing (Yellow)	West Ave / West Church	Vinyl siding added since 1976. Greek Revival character is still easily perceived. House was moved from West Church Street to this location in the 1880s.
	29 West Street	c. 1900	Green	Contributing (Green)	West Ave / West Church	Free Classic, high integrity. Property includes a barn. No notable changes since 1976.

	30 West Street	c. 1870s	Green Plus	Appears Individually Eligible (Red); Contributing	West Ave / West Church	High integrity. North side addition c. 1961 per 1976 survey. Property includes a barn. Could qualify for individual local designation; side addition may preclude National Register listing, but property appears worthy of intensive-level survey to further explore eligibility.
	31 West Street	c. 1906	Yellow	Contributing (Green)	West Ave / West Church	Carriage barn said to have been moved here in the early 20th century and used by J. Sherburne for his funeral home business; retains some stall paneling. Since 1976, latticework removed from porch.
	35 West Street	c. 1910	Yellow	Contributing (Yellow)	West Ave / West Church	Aluminum siding added since 1976; porch rebuilt since 1976 (supports were inappropriate metal at that time). Replacement windows.
	36 West Street	c. 1900	Yellow	Appears Individually Eligible (Red); Contributing	West Ave / West Church	Original owner, Joseph Duncan, was a two-term Village president in 1895 and 1896 (before building this house); owned a meat market at High Street and N. Main Street; was an advocate for construction of both the municipal waterworks and new Town Hall. Retains high integrity and distinctive architecture; could be a candidate for individual local and/or National Register designation. Property includes a highly intact carriage barn with cupola.
	37 West Street	c. 1910	Yellow	Contributing (Green)	West Ave / West Church	Windows replaced since 1976; otherwise retains good integrity. Property includes a barn.
	39 West Street	c. 1910s-20s	Yellow	Contributing (Yellow)	West Ave / West Church	Since 1976, original siding has been covered or replaced; windows appear to have been replaced.

	42 West Street	1851	Red	Locally Designated (Orange); Contributing	West Ave / West Church	Martin Wood House; individual Village landmark. Appears eligible for individual National Register listing.
	46 West Street	c. 1902-1905	Yellow	Contributing (Green)	West Ave / West Church	High integrity. Property includes a carriage barn.
	925 Whitney Road West	c. 1850s	Red Minus	Yellow		House had Gothic Revival barge boards as of 1976; those are now gone; vinyl siding added since 1976. Does not appear to retain the distinctive characteristics that warranted a high rating in 1976.
	7 Woodlawn Avenue	c. 1870s	Yellow Plus	Contributing (Yellow Plus)	West Ave / West Church	Since 1976, vinyl siding added and windows replaced. Retains distinctive features at porch, window hoods. Property includes a barn.
	8 Woodlawn Avenue	c. 1870s-80s	Yellow	Contributing (Yellow)	West Ave / West Church	Enclosed porch and replacement siding diminish integrity. Retains distinctive window in gable.
	11 Woodlawn Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Retains wood siding; windows replaced since 2010; enclosed entry porch detracts. Property has a barn.

	12 Woodlawn Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	Vinyl siding and replacement windows detract; retains porch detail (some may not be original)
	15 Woodlawn Avenue	c. 1870s	Yellow	Contributing (Yellow)	West Ave / West Church	
	16 Woodlawn Avenue	c. 1885-1895		Contributing (Green Plus)	West Ave / West Church	Concrete-block porch base built in early 20th century. Retains wood siding and notable detail. Property includes a large three-bay barn.
	17 Woodlawn Avenue	c. 1885-1895	Yellow	Contributing (Yellow)	West Ave / West Church	Vinyl siding and soffits and replacement windows. Retains overall massing and general character.
	18 Woodlawn Avenue	c. 1900	Yellow	Contributing (Yellow)	West Ave / West Church	Vinyl siding and replacement windows detract; retains early 20th-C porch columns & piers and general character.
	20 Woodlawn Avenue	c. 1890s	Photo only	Contributing (Green Plus)	West Ave / West Church	Wood siding and many interesting architectural features. New porch rail and spindlework since 1976.

	21 Woodlawn Avenue	c. 1890s	Yellow	Borderline Contributing/ Noncontributing (Yellow/Blue)	West Ave / West Church	Siding and incompatible porch enclosure diminish integrity. Borderline noncontributing. Property includes a small barn.
	23 Woodlawn Avenue	c. 1886	Yellow	Contributing (Yellow)	West Ave / West Church	Original owner was William O. Greene, owner of the Monroe County Mail; he was there well into the 20th century. Alterations including siding, porch, and windows detract from integrity; retains interesting turret roof.
	24 Woodlawn Avenue	c. 1900	Yellow	Contributing (Yellow)	West Ave / West Church	Vinyl siding and porch alterations detract from integrity. Note original windows in hip-roofed dormer.
	25 Woodlawn Avenue	1880s	Green	Locally Designated (Orange); Contributing	West Ave / West Church	Warner-Golia House; designated Village landmark.
	26 Woodlawn Avenue	c. 1880s	Yellow	Contributing (Yellow)	West Ave / West Church	No notable changes since 1976. Property includes a large gambrel-roofed barn.
	29 Woodlawn Avenue	c. 1890s		Contributing (Yellow)	West Ave / West Church	

	30 Woodlawn Avenue	c. 1870	Yellow Plus	Contributing (Green Minus)	West Ave / West Church	Vinyl siding added since 1976, obscuring some original detail. Retains notable porch detail.
	31 Woodlawn Avenue	c. 1870s-80s	Yellow	Contributing (Yellow)	West Ave / West Church	Vinyl siding and soffits, replacement windows, enclosed side stair. Retains overall massing and general character.
	32 -34 Woodlawn Avenue	c. 1960s		Noncontributing (Brown)	West Ave / West Church	Not compatible with character of the district
	35 Woodlawn Avenue	c. 1880	Yellow	Contributing (Green)	West Ave / West Church	Integrity is very good. Some windows may be replacements.
	36 Woodlawn Avenue	c. 1885-1895		Contributing (Yellow)	West Ave / West Church	Vinyl siding and replacement windows detract, but many other original features have been retained. Property includes a large barn.
	37 Woodlawn Avenue	c. 1885-1895		Contributing (Green)	West Ave / West Church	Property includes a small barn.

	41 Woodlawn Avenue	1915-24	Yellow	Contributing (Green)	West Ave / West Church	Interesting Craftsman features.
	42 Woodlawn Avenue	c. 1878	Green Plus	Locally Designated (Orange); Contributing	West Ave / West Church	Yawman House and Carriage Barn; designated Village landmark. Appears eligible for individual National Register listing.

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Members of the Fairport Historic Preservation Commission generously volunteered to conduct in-depth research on dozens of individual properties for this report, and the author is grateful for their assistance.

APPENDIX A: MAP

MAP OF LOCAL LANDMARKS AND NATIONAL REGISTER-ELIGIBLE RESOURCES

The map indicates color ratings for properties currently listed as local landmarks and those with National Register designation potential: this includes properties ranked Orange (locally designated; some also National Register listed), Red (appear eligible for individual National Register listing), and all properties in potential historic districts regardless of color rating. Properties ranked lower than red that are *not* in potential districts are not considered to have National Register listing potential, and are not shown on the map.

Please refer to Appendix B for a list of highest-rated properties, and the Annotated Property List for all properties that met the criteria described in Section I.

West Avenue/West Church/Potter Place Potential Historic District

South Main Street Potential Historic District

Village of Fairport Reconnaissance Level Survey of Historic Resources August 2014

- Designated Village Landmark and/or National Register Listed (see Annotated Building list)
- Appears individually eligible for the National Register

In Potential Districts:

- Contributing
- Contributing; replacement siding
- Altered but contributing
- Non-contributing due to age
- Non-contributing due to alterations
- Village Boundary/Limit of Survey Area

VILLAGE OF FAIRPORT
INCORPORATED IN 1867
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3) BROXBOURNE DRIVE
4) GARRISON DRIVE
5) WILLINGATE ROAD
6) BRIMSDOWN CIRCLE
7) WATSON HILL LANE
8) BUCKLEBURY HILL
9) ARBOR COURT
10) BELINDA CRESCENT
11) WHITNEY RIDGE ROAD

APPENDIX B: HIGHEST-RATED PROPERTIES IN 2014 SURVEY

APPENDIX B: HIGHEST-RATED PROPERTIES IN 2014 SURVEY

The following properties received ratings of Orange (designated local landmarks), Red, or Green Plus. Please see the Annotated Property List for more information about each. Properties on the Red and Green Plus lists are recommended for intensive-level survey, including consultation with the State Historic Preservation Office, to evaluate their eligibility in greater detail.

Orange: Designated Local Landmarks (as of August 2014)
Some also appear eligible for National Register listing; see Annotated Property List.

1 Church Street East (DeLand House; also listed in the National Register)
26 Church Street East (Congregational Church)
47-65 Church Street East (Greenvale Cemetery)
11 Church Street West (Newman-Dean House)
48 Church Street West (Eldridge House & Barn)
53 Church Street West (Potter Memorial)
100 Church Street West (McAuliffe-Fisk House)
182 Church Street West (Cook-Ewell House)
106 Hulburt Road (Reed-Hulburt House)
110 Hulburt Road (Filkens-Carroll House)
Main Street Canal Bridge
23 Main Street North (Trolley Station)
185 Main Street North (Daniel and Minerva DeLand House and Barn)
58 Main Street South (Bank of America)
70 Main Street South (John E. Howard House)
84 Main Street South Kraii House and Carriage House
94 Main Street South (First Baptist Church; also listed in the National Register)
99 Main Street South (Pure Oil Building)
155 Main Street South (Davis-Starenko House)
187 Main Street South (Wilbur House, also listed in the National Register)
200 Main Street South (Martin Sperbeck House)
234 Main Street South (Abner Wight House)
Parker Street Canal Bridge
18 Perrin Street (Fairport Historical Society)
56 West Avenue (Rochester Telephone Exchange Building)
83 West Avenue (Seeley House)
112 West Avenue (Newman-Cotter House)
126 West Avenue (Kellogg House)
141 West Avenue (Dobbin House)
42 West Street (Martin Wood House)

25 Woodlawn Avenue (Warner-Golia House)
42 Woodlawn Avenue (Yawman House & Barn)
Hitching Posts and Mounting Blocks (18 Locations)

Red: Appear individually eligible for National Register listing and local designation

20 Church Street East (currently Fairport Community Baptist Church; formerly Raymond Memorial Baptist Church)
44 Church Street West
73 Church Street West
75 Church Street West
106 Church Street West
116 Church Street West
140 Church Street West
10 Clinton Place
161 Main Street South
111 Parce Avenue (American Can Company)
26 Perrin Street
11 Pleasant Street
132 Roselawn Avenue
980-1000 Turk Hill Road
140 West Avenue
2 West Street
30 West Street
36 West Street

Green Plus: Probably do not qualify for individual National Register listing, but may qualify for individual local designation

42 East Avenue (Former School)
44 Filkins Street
30 Fourth Avenue
133 High Street
160 Main Street South
164 Main Street South
166 Main Street South
177 Main Street South
198 Main Street South

249 Main Street South
32 Parker Street
43 Perrin Street
53 Roselawn Avenue
62 West Avenue
79 West Avenue
16 Woodlawn Avenue
20 Woodlawn Avenue

APPENDIX C: GLOSSARY OF NATIONAL REGISTER TERMS

GLOSSARY OF NATIONAL REGISTER TERMS[26]

Accompanying documentation---USGS map, photographs, and sketch maps that accompany completed registration form.

Acreage---area of a historic property measured in acres.

Amendment documentation---provided on a new registration form or continuation sheets for a property already listed in the National Register officially changing the significance, boundaries, name, or other aspect of the listing.

Antiquities Act---enacted in 1906, the first legislation in the United States to preserve American antiquities, including the designation and protection of national monuments on federally owned land.

Archeological district---a significant concentration, linkage, or continuity of sites important in history or prehistory.

Architectural classification---item on registration form calling for the entry of an architectural style or other term by which property can be identified.

Architectural significance---importance of a property based on physical aspects of its design, materials, form, style, or workmanship, and recognized by criterion C.

Area of significance---aspect of historic development in which a property made contributions for which it meets the National Register criteria, such as agriculture or politics/government.

Association---link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Associative characteristic---an aspect of a property's history that links it with historic events, activities, or persons.

Boundaries---lines delineating the geographical extent or area of a historic property.

Boundary description---a precise description of the lines that bound a historic property.

Boundary justification---an explanation of the reasons for selecting the boundaries of a historic property.

Building---a resource created principally to shelter any form of human activity, such as house.

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[26] From National Park Service, National Register Bulletin 16A, *How to Complete the National Register Registration Form* (Washington, D.C.: U.S. Department of the Interior, 1991).

Certification---process by which a nominating authority signs a National Register form or continuation sheet to verify the accuracy of the documentation and to express his or her opinion on the eligibility of the property for National Register listing; also, the signature through which the authority nominates a property or requests a determination of eligibility; also, the process and signature by which the Keeper of the National Register acts on a request for listing, a determination of eligibility, or other action.

Certified Local Government (CLG)---a local government officially certified to carry out some of the purposes of the National Historic Preservation Act, as amended.

Certifying official---SHPO or FPO who initiates and supports a nomination or requests other official actionrelated to National Register listing.

CLG---see "certified local government."

Commenting official---any official whose comment is required or requested on the nomination of a property to the National Register or other action related to National Register listings.

Contributing resource---a building, site, structure, or object adding to the historic significance of a property.

Criteria---general standards by which the significance of a historic property is judged; see National Register criteria.

Criteria Considerations---additional standards applying to certain kinds of historic properties.

Cultural Affiliation---archeological or ethnographic culture to which a collection of sites, resources, or artifacts belong.

Cultural resource---building, site, structure, object, or district evaluated as having significance in prehistory or history.

Current function---purpose that a property, or portion of it, currently serves or will serve in the near future.

Design---quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Determination of eligibility---an action through which the eligibility of a property for National Register listing is decided but the property is not actually listed; nominating authorities and federal agency officials commonly request determinations of eligibility for federal planning purposes and in cases where a majority of private owners has objected to National Register listing.

Description---section of the registration form where the historic features and current condition of a property are described.

Discontiguous district---a historic or archeological district containing two or more geographically separate areas.

District---a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Documentation---information that describes, locates, and explains the significance of a historic property.

Documentation standards---requirements for describing, locating, and stating the significance of a property for listing in the National Register.

Eligibility---ability of a property to meet the National Register criteria.

Evaluation---process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined.

Evaluation methods---steps through which the eligibility of a historic property is determined.

Event---an occasion, circumstance, or activity that occurred within a particular period of time, or continued over an extended period of time.

Federal Preservation Officer (FPO)---official designated by the head of each Federal agency to be responsible for coordinating the agency's activities under the National Historic Preservation Act, as amended, including nominating properties to the National Register.

Feeling---quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Function---(or use) purpose for which a building, site, structure, object, or district is used. (See also current and historic function.)

Geographical area---an area of land containing historic or archeological resources that can be identified on a map and delineated by boundaries.

Historic context---an organizing structure for interpreting history that groups information about historic properties which share a common theme, common geographical location, and common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative significance.

Historic district---see "district."

Historic function---use of a district, site, building, structure, or object at the time it attained historic significance.

Historic property---any prehistoric or historic district, site, building, structure, or object.

Historic significance---importance for which a property has been evaluated and found to meet the National Register criteria.

Historic Sites Act---enacted in 1935, the legislation providing for the preservation of historic American sites, buildings, objects, and antiquities of national significance, including the designation of National Historic Landmarks and historic units of the National Park System.

Identification---process through which information is gathered about historic properties.

Identification methods---steps through which information about historic properties is gathered.

Important person---an individual who has made significant contributions in American history, architecture, archeology, engineering, and culture.

Information potential---ability of a property to provide important information about history or prehistory through its composition and physical remains; importance recognized by criterion D.

Integrity---authenticity of a property's historic identity, evi- denced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

Level of significance---geographical level local, State, or national at which a historic property has been evaluated and found to be significant.

Local significance---importance of a property to the history of its community, such as a town or county.

Location---quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials---quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Multiple property documentation form---official National Register form (NPS 10-900-b) used for documenting the contexts and property types for a multiple property listing.

Multiple property listing---a group of historic properties related by common theme, general geographical area, and period of time for the purpose of National Register documentation and listing.

Multiple property submission---format through which historic properties related by theme, general geographical area, and period of time may be documented as a group and listed in the National Register.

Multiple resource submission---format previously used for documenting and listing groups of historic properties located within the same general geographical area; see "multiple property submission."

National Historic Landmark (NHL)---a historic property evaluated and found to have significance at the national level and designated as such by the Secretary of the Interior.

National Historic Preservation Act, as amended---1966 legislation establishing the National Register of Historic Places and extending the national historic preservation programs to properties of State and local significance.

National Register criteria for evaluation---established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

National Register Information System (NRIS)---computerized data base of information on properties included in the National Register of Historic Places.

National Register of Historic Places---official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture.

National significance---importance of a property to the history of the United States as a nation.

Nominating Authority---Federal or State official authorized to nominate properties to the National Register of Historic Places.

Noncontributing resource---a building, site, structure, or object that does not add to the historic significance of a property.

Notification---process through which property owners, public officials, and the general public are notified of nominations to and listings in and determinations of eligibility for the National Register.

Object---a construction primarily artistic in nature or relatively small in scale and simply constructed, such as a statue or milepost.

Owner objection---a notarized written statement from a property owner disapproving the nomination and listing of his or her property in the National Register.

Ownership---legal status in which an owner holds fee simple title to a property, or portion of it.

Period of significance---span of time in which a property attained the significance for which it meets the National Register criteria.

Physical characteristics---visible and tangible attributes of a historic property or group of historic properties.

Potential to yield information---likelihood of a property to provide information about an important aspect of history or prehistory through its physical composition and remains.

Preservation planning---series of activities through which goals, priorities, and strategies for identification, evaluation, registration, and protection of historic properties are developed.

Preservation planning process---process by which goals, priorities, and strategies for preservation planning activities are set forth and carried out.

Property---area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.

Property type---a grouping of properties defined by common physical and associative attributes.

Public notice---notification made through a public notice in a local newspaper or public place.

Public participation---process by which the opinions of property owners, public officials, and the general public are considered prior to making a decision to nominate or list a historic property in the National Register.

Registration---process described in 36 CFR Part 60 which results in historic or archeological properties being listed or determined eligible for listing in the National Register.

Registration requirements---attributes of significance and integrity qualifying a property for listing in the National Register.

Resource---any building, structure, site, or object that is part of or constitutes a historic property.

Resource type---the general category of property--building, structure, site, district, or object--that may be listed in the National Register.

Setting---quality of integrity applying to the physical environment of a historic property.

Significance---importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Significant date---date of an event or activity related to the importance for which a property meets the National Register criteria.

Site---location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

State Historic Preservation Officer (SHPO)---the official designated by the Governor to administer the State's historic preservation program and the duties described in 36 CFR Part 6l including nominating properties to the National Register.

State historic preservation office---office in State or territorial government that administers the preservation programs under the National Historic Preservation Act.

State preservation plan---document that sets forth the process by which a State develops goals, priorities, and strategies for preservation planning purposes.

State review board---a board, council, commission or other collegial body appointed by the SHPO to review the eligibility of nominated properties and the adequacy of nomination documentation.

State significance---importance of a property to the history of the State where it is located.

Statement of significance---section of the registration form where the reasons a property is significant and meets the National Register criteria are stated and explained.

Structure---a functional construction made for purposes other than creating shelter, such as a bridge.

Thematic resource submission---format previously used for documenting and listing a group of historic properties related by a common theme; see multiple property submission.

Theme---a trend or pattern in history or prehistory relating to a particular aspect of cultural development, such as dairy farming or silver mining.

UTM reference---a set of coordinates (easting and northing) that indicates a unique location according to the Universal Transmercator Grid appearing on maps of the United States Geological Survey.

Verbal boundary description---a statement that gives the precise boundaries of a historic property, such as a lot number, metes and bounds, or township and range.

Workmanship---quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

APPENDIX D: "WORKING ON THE PAST IN LOCAL HISTORIC DISTRICTS"

Working On the Past in Local Historic Districts

National Park Service
U.S. Department of Interior

DESIGNED FOR
- historic property owners
- new members of district commissions
- community officials
- design professionals
- architects and developers

Bringing preservation "home" What do some 2,300 local historic districts have in common? In each one, a majority of its residents have decided they want to keep the look and feel of the place they call "home" by adopting a local preservation ordinance, then creating a local preservation commission to administer it. Local legislation is one of the best ways to protect the historic character of buildings, streetscapes, neighborhoods, and special landmarks from inappropriate alterations, new construction, and other poorly conceived work, as well as outright demolition.

PEOPLE PROTECTING COMMUNITY RESOURCES
Defining Historic Districts

" Local historic districts are areas in which historic buildings and their settings are protected by public review. Historic district ordinances are local laws that are adopted by communities using powers granted by the state. Historic districts comprise the city's significant historic and architectural resources. Inclusion in a historic district signifies that a property contributes to an ensemble that is worth protecting by virtue of its historic importance or architectural quality…" *City of Cambridge, Massachusetts.*

What is a local historic district? Beyond a general description, it's best to go directly to the source—the local governments and communities that create and care for historic districts. Although there are many legal and administrative similarities to historic districts, at the heart of it, each historic district defines itself differently—and should! Each district across the country has a special story and unique personality. Consider these examples:

In Seattle, Washington, Pike's Place Market Historical District *was rescued from an urban renewal project in 1971 and subsequently listed as both a local and National Register Historic District. "Today, it is a healthy, bustling community of merchants and residents."*

Raleigh, North Carolina designated Oakwood as its first "local historic district" in 1975 to ensure the long-term protection of this diverse collection of 19th and early 20th century residences. As part of the local historic district designation, the design of all proposed exterior change is reviewed by the Raleigh Historic Districts Commission.

In San Diego, California, the Gaslamp Quarter Historic District *retains the unique turn of the century architectural character of the area, encouraging pedestrian-oriented uses, such as shops, restaurants, galleries, street vendors, and cultural facilities. Preserving the richness of the past and providing continuity with current and future development are dual planning goals of the local historic district. It is also listed in the National Register of Historic Places.*

Why local design review? Many towns, cities, and counties nationwide have already said "yes" to local historic district designation. More than 2,300 districts have historic preservation commissions that conduct design review and many such commissions work with multiple districts in their local jurisdictions! Why are the number of historic districts growing yearly? Residents know that their historic districts are far more than attractive places for tourists to visit, shop, and perhaps have lunch. Residents know that one of the best ways to keep the look and feel of the place they call "home" is through a local design review process.

This is the National Register definition: "A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.". (How to Apply the National Register Criteria for Evaluation, p. 5)

PEOPLE PROTECTING COMMUNITY RESOURCES
Early Models

Local historic districts are one of the oldest and strongest forms of protection for historic properties. The historic district movement began in the United States in 1931, when the **City of Charleston, South Carolina**, enacted a local ordinance designating an **"Old and Historic District"** administered by a Board of Architectural Review. This early ordinance said that no changes could be made to exterior architectural features that were subject to view from a public street or way.

Following a 1936 amendment to the Louisiana Constitution, the Vieux Carre Commission was created in 1937 to protect and preserve the **French Quarter in New Orleans.** The City passed a local ordinance that set standards to regulate changes there.

*In 1939, **San Antonio, Texas** adopted an ordinance to protect **La Villita**, the original Mexican village marketplace. In 1950 the U.S. Congress enacted legislation to protect the Georgetown neighborhood in Washington, D.C. . By 1965, 51 communities nationwide had enacted preservation ordinances.*

Today, some 60 years later, over 2,300 U.S. communities have adopted preservation ordinances and the list is growing. These are just a few of the earliest models for local protection of historic areas. They represent those pioneering preservationists who led the movement that is now mainstream.

Excerpts from A Guidebook for Historic District Commissions, Massachusetts Historical Commission, 1998, and Design Review in Historic Districts, Rachel S. Cox, National Trust for Historic Preservation, 1997.

PEOPLE PROTECTING COMMUNITY RESOURCES
Strengths of Local Listing

"Experienced preservationists know that historic districts are preserved and enhanced through small steps, carefully taken. They know that the collective integrity of individual buildings imparts a distinct local identity, especially if they are complemented by street trees and landscaping, intact sidewalks, and flexible zoning that respects the historic geometry and function of existing neighborhoods… To achieve this goal, however, they must do more than rely on state and federal preservation laws…Historic district preservation usually occurs locally, beyond the scope of state and federal legislation. *Erik Nelson, Senior Preservation Planner, City of Fredericksburg, VA*

"The primary strength of a local designation is that it can be tailored to specific community needs and provides greater protection for local resources." City of Prescott, Arizona, Master Plan, 1997.

Does listing in the National Register mean that your house and neighborhood or city's main street will be protected from time and change—forever preserved? Many people think so, and this is a common misunderstanding. While National Register listing is a tremendous honor and carries some financial opportunities as well, "Under federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose, provided that there is no Federal involvement." *Quote from the National Register of Historic Places.*

As opposed to the more honorary National Register listing and federal or state law, local designation can be a first step toward legally preserving historic landmarks, neighborhoods and downtown areas in your community. So, although private property owners do have rights under any type of listing or designation, it's important to be aware of what those rights really are—-and how effectively administered local laws, in particular, may work to protect the character of your neighborhood.

NOTE the basic differences in protection and requirements between local designation and National Register listing:

Local Designation (as part of a historic preservation ordinance)

- Designates historic properties on the basis of *local criteria and local procedures*.

- Sets boundaries based on the distribution pattern of *historic properties, and other community considerations*.

- Provides recognition of a *community's significant properties*.

- Coupled with a design review process, such as a historic preservation commission or architectural review board, *provides protection of character-defining exterior features* of a property, but, in many cases, not historic interiors or archaeological sites.

- *May qualify a property for a form of financial assistance*, such as a local tax incentive for historic preservation, if the local government has passed a tax incentives ordinance.

- *Can provide for review of proposed demolitions within the district*, and provide delays to allow for preservation alternatives to be considered.

- *Can require local commission review and approval* for all changes to the exterior appearance of historic properties, and review approval for all new construction, such as infill, e.g., adjacent new buildings on a site or on vacant parcels.

National Register Listing (as an honorary status with some federal financial incentives)

- Designates historic properties based on uniform national criteria and procedures.

- *Sets boundaries for historic districts based on the actual distribution pattern* of intact historic properties in the area.

- *Provides recognition by the federal government* that an area has historical or archeological significance.

- Requires the effects of federally assisted work projects (actions) on historic properties be considered prior to the commencement of work. Makes available *federal tax incentives* for qualified rehabilitation projects. Requires conformance to the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67).

- *Makes a property eligible for HPF pre-development planning grants* (such as plans and specs) and also "bricks and mortar" repair grants, if selected by the SHPO for grant assistance. Work projects require conformance to the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68).

PEOPLE PROTECTING COMMUNITY RESOURCES
Summary of Benefits

"Development that enhances the character of our historic districts is encouraged. We recognize that change is an important element in the city's evolution, an indicator of a healthy, vital neighborhood, and reflects the pride of residents in their community." Dan Becker, Executive Director Raleigh Historic Districts Commission, Raleigh, North Carolina.

Benefits of Local Historic Districts

- Local districts protect the investments of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.

- Local districts encourage better design. It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.

- Local districts help the environment. Historic district revitalization can, and should, be part of a comprehensive environmental policy.

- The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.

- A local district can result in a positive economic impact from tourism. A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas as a way to attract tourist dollars makes good economic sense.

- The protection of local historic districts can enhance business recruitment potential. Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.

- Local districts provide social and psychological benefits. A sense of empowerment and confidence develops when community decisions are made through a structured participatory process rather than behind closed doors or without public comment.

Excerpted and adapted from Maintaining Community Character: How to Establish a Local Historic District by Pratt Cassity. National Trust for Historic Preservation. 2000.

SECTION B

LOCAL LAWS AS NEIGHBORHOOD GUARDIANS
Need a Neighborhood Guardian?

Do you live in an older or historic community that is not a designated “historic district”? A community, such as yours, represents a unique collection of resources, connected by time, place and feeling. Neighboring buildings and yards, streets, trees, sidewalks, alleys, public spaces, views, and vistas are all part of the “ensemble” you call home. This “collection” needs to be considered as important as each individual component, if the community character is going to remain for future generations to appreciate. Inappropriate changes that occur down the street or across town can ultimately affect an entire area.

Is any of this happening in your community?

- Inappropriate alterations to buildings and sites, such as removal of distinctive later features (“earlying up”); removal or alteration of windows; application of aluminum, vinyl, or concrete siding where the use of wood is traditional; construction of highly visible rooftop additions or other out-of-scale additions to commercial and residential structures; installation of new parking lots and driveways in residential yards; radical changes to traditional planting schemes; or incompatible accessibility solutions.

- Inappropriate alterations to the streetscape, such as installation of oversize signs or inappropriate awnings; brick sidewalks where they never existed historically; use of stock items from a product catalog to “revitalize” a public space; installation of “fake-historic” benches, lighting and signage; and planting out-of-scale decorative street trees.

- Construction of out-of-character houses and businesses, such as “monster new homes” in residential neighborhoods or out-of-scale commercial buildings—or even entire new subdivisions of large-scale houses within or adjacent to a neighborhood of smaller houses.

What can your community do now?

Inform your local elected officials about the features that make your neighborhood special and that these are important to keep. Tell them how you feel about loss and change “where you live.”

Write a local newspaper for the “letters-to-the-editor” column and get several signatures.

Become a local historic district. Adopt a local preservation ordinance with provisions for designating historic resources, creating a local review board, and writing local design review guidelines.

Check into National Register of Historic Places designation. The best combination is local historic district designation as well as federal National Register designation. While local designation creates an opportunity for local design review, federal designation provides additional potential for federal grant-in-aid funds and tax credits.

LOCAL LAWS AS NEIGHBORHOOD GUARDIANS
Need a Neighborhood Guardian?

The preservation ordinance is a law. And, since the notion of a law may seem somewhat overwhelming at first, here is what a national expert says:

"The preservation ordinance is nothing more than local legislation enacted to protect buildings and neighborhoods from destruction or insensitive rehabilitation…" *Pratt Cassity, Maintaining Community Character: How to Establish a Local Historic District. National Trust for Historic Preservation, 2000.*

When it comes to preserving private property in a historic district, most people are surprised to learn that a local law is generally stronger than a federal law—that only sharp local teeth are able to guard the historic character of a community.

Whereas federal historic preservation law is applied specifically to individual work projects when federal grants-in-aid or the federal rehabilitation tax credit are involved, a local historic preservation ordinance controls inappropriate "exterior remodeling," and demolition within an entire historic district.

This superior legal strength is derived from the combined voice of residents. It means that the majority of a community—after discussion and debate—has agreed to use local laws as a tool to preserve the historic character of their residences, commercial businesses, and streetscapes for long-term public benefit. And best of all, the local laws can be enforced locally.

Note that if your local government wants to become—or has already become—an official member of the national historic preservation partnership, there are some federal and state requirements for the local ordinance. [See the page on Certified Local Governments (CLG) for more information.]

LOCAL LAWS AS NEIGHBORHOOD GUARDIANS
Need a Neighborhood Guardian?

A Preservation Ordinance DOES

- Provide a municipal policy for the protection of historic properties

- Establish an objective and democratic process for designating historic properties

- Protect the integrity of designated historic properties within a design review requirement

- Authorize design guidelines for new development within historic districts to ensure that it is not destructive to the area's historic character

-Stabilize declining neighborhoods and protect and enhance property values.

A Preservation Ordinance DOES NOT

- Require that historic properties be open for tours

- Restrict the sale of the property

- Require improvements, changes, or restoration of the property

- Require approval of interior changes or alterations

- Prevent new construction within historic areas Require approval for ordinary repair or maintenance

Georgia Alliance of Preservation Commissions, University of Georgia School of Environmental Design, Athens, Georgia, 1999.

LOCAL LAWS AS NEIGHBORHOOD GUARDIANS
Legal Basis in Land-Use Regulations

"The legal framework in each state must be carefully considered before a local preservation ordinance is adopted…The case law interpreting that legal basis also varies somewhat from state to state. It, too, must be researched and considered to determine the constitutional basis of historic preservation in each state and the substantive and procedural points that must be addressed in a preservation ordinance…" Richard J. Roddewig, Preparing a Historic Preservation Ordinance, American Planning Association, 1983.

Legal basis in land-use regulations. Because local historic districts have direct impacts on private property, the question of their legal basis and constitutionality often arises. Historic district controls exist within the broader context of land use regulations that have been extensively reviewed and examined by the courts. The basic origin for historic preservation controls lies with the development of municipal land use and zoning controls in the early twentieth century. In 1926, the U.S.

Supreme Court decision in Village of Euclid v. Amber Realty Co, 272 U.S. 365 (1926), upheld the constitutionality of local zoning ordinances and established the ability of municipalities to regulate land use through the exercise of their police powers.

As land use controls evolved, they eventually began to encompass aesthetic considerations and the desire of communities to protect and preserve the character of their historic and architectural resources. In 1954, the U.S. Supreme Court affirmed the constitutionality of "aesthetic" zoning in the case of Berman v. Parker, 348 U.S. 26 (1954) (USSC+). With the development of historic district controls, state judicial opinions supported the use of such regulation as a valid exercise of the state's power to promote the general welfare.

It was not until 1978, when the U.S. Supreme Court decided Penn Central Transportation v. City of New York, 438 U.S. 104 (1978), that the constitutionality of local controls to further historic preservation was affirmed. In this landmark case, the Court considered whether historic preservation controls constituted a taking in violation of the Constitution's Fifth Amendment, which provides that private property shall not be taken for public use without just compensation. The Court found that historic preservation is a valid public purpose, and that the City of New York's landmark restrictions on Grand Central Station did not constitute a "taking," because the controls did not prevent a reasonable economic use of the property.

Although the courts have recognized the basic constitutionality of local historic preservation controls, they are still subject to legal challenge, often involving the claim of a taking. However, unless the regulation is found not to advance a legitimate public interest, or the restrictions on designated property are so severe as to deprive the owner of any reasonable economic use, historic preservation controls will remain solidly within the broad spectrum of constitutional land use controls.

Excerpt from A Guidebook for Historic District Commissions, Massachusetts Historical Commission, 1998.

LOCAL LAWS AS NEIGHBORHOOD GUARDIANS
Contents of the Ordinance Package

"A municipal process for creating a local historic district and providing a regulatory method to protect a community's historic character is one of the strongest mechanisms to ensure that preservation occurs." Constance E. Beaumont, from A Citizen's Guide to Protecting Historic Places: Local Preservation Ordinances, 1992. National Trust for Historic Preservation.

Typical Provisions of the Ordinance

It is important to remember that a typical preservation ordinance "package" does all of these things: states a public purpose; creates a local preservation commission; designates historic districts and landmarks; sets out design criteria that govern commission design review; establishes a process for enforcing design review; and also establishes an appeal process for owners who are denied a "certificate of appropriateness." These components have been summarized below. Note that there are special rules for a Certified Local Government's ordinance.

Public Purposes. The ordinance lists the public purposes served by the adoption of the preservation ordinance, including the promotion of aesthetic and architectural values, civic-mindedness or cultural education; the safeguarding of historical and cultural heritage; the improvement or stabilizing of property values; the enhancement of tourism or other types of business; the strengthening of the local economy; the encouragement of cultural diversity, or the provision of recreational amenities. The purposes section is important because it provides general direction for the implementation of the law. When an unforeseen situation arises and specific requirements do not exist or do not seem applicable, look to the purpose section for general guidance.

Creation of the Local Preservation Commission. The ordinance creates a local preservation commission (often described as a landmarks commission, historic district commission, or board of architectural review) to administer the preservation ordinance. Commission members may be required to provide expertise within the diversity of professions bearing upon preservation concerns, such as law, architecture, history, archaeology, real estate, and engineering. Some ordinances have district residency requirements, and many specify an odd number of members to avoid the risk of a tie in voting. The ordinance outlines the scope of the commission's powers, including its power to adopt procedural rules (e.g., open meetings, conflicts of interest, etc.), its authority to hire staff, and possibly its opportunity to receive funding from non-government sources. Ordinances often require the commission to record minutes of its meetings and provide annual reports. Ordinances also usually describe the process for appointing commission members and the duration of the term of appointment.

Designation of Historic Districts and Landmarks. The ordinance requires the commission to conduct a "study and survey" of local historic (and sometimes prehistoric) resources and to maintain an inventory of the survey results. The ordinance also requires the maintenance of a list of those surveyed properties that the local government has chosen to designate with all of the associated benefits and restrictions. It also specifies the designation procedures for historic districts and landmarks, as well as boundary descriptions relating to that selection, and lists significance criteria a property or district must meet in order to be designated. The ordinance then describes the mechanics of designation, including application procedure, provision for notification of owners or other interested persons, public hearings prior to the designation decision, and notification of the ultimate decision. Because a careful evaluation of significance takes time, the ordinance may also impose a moratorium on applications for alteration or demolition while the application for designation is pending. Establishing common criteria for historic resource evaluation is a central objective. Local officials are therefore encouraged to ensure that preservation ordinances incorporate these criteria and standards. Many local ordinances contain criteria of significance that are based on those used for the National Register of Historic Places. In some instances, official local designation involves an amendment to the local ordinance specifically mentioning the historic district. Other kinds of ordinances just describe the mechanism for local designation.

Certificates of Appropriateness. The ordinance requires that prior to material changes or major alterations to a designated historic resource, the commission or other local entity (such as a planning commission or city council) must approve a certificate of appropriateness. Maintenance, such as painting, caulking, and other minor repairs and targeted replacement in kind, usually does not require such a certificate). To make the ordinance understandable to property owners, it should carefully define the term or terms that trigger the need for the certificate, e.g., building/landscape alterations, new construction, etc.; the criteria for design review employed for the issuance of a certificate; the opportunity for a public hearing; and notification to the owner of the reviewing body's decision. To defuse potential takings and due process problems, ordinances should provide owners with an opportunity to claim economic hardship, and to require the reviewing body to prepare detailed findings supporting its decision on a certificate of appropriateness.

Demolition Applications. Preservation ordinances vary in their descriptions of a commission's ability to participate in the process for reviewing an application to demolish a locally designated historic resource. The strongest ordinances provide the authority for outright denial of demolition applications. Many others authorize the commission to impose a delay of proposed demolitions to facilitate additional study and public review, while a weaker type of ordinance simply authorizes a commission to make comments prior to demolition. Even where the ordinance only authorizes delay rather than denial of a demolition permit, that commission "discretion" is likely to be sufficient to provide enough time to consider economically feasible alternatives to demolition. Open and informed decisionmaking is what is being sought here, as well as for every instance of design review.

Some ordinances require consideration of post-demolition plans for the same site before the granting of a demolition permit. Some of the same considerations discussed in connection with certificates of appropriateness also apply to review of demolition applications, including the need for careful specification of review criteria, economic hardship provisions, and detailed findings.

Government-Owned Property. Some ordinances also require commissions to develop and maintain registers of significant government-owned properties, including those that are designated landmarks or within historic districts. These ordinances may require the agency owning the property to seek the advice of the commission before approving significant alteration, demolition of the property, or any other action that might have an impact on the historic district.

Maintenance of Historic Properties. The preservation ordinance often includes some requirement of minimum maintenance for designated historic resources, designed to control deterioration that leads to "demolition by neglect." Minimum maintenance provisions need to clearly specify what is required of property owners. In addition, ordinary maintenance of historic properties is often exempted from the requirement for a certificate of appropriateness. This and other consequences of local designation should become a part of the property's title information, so that new owners have adequate notice of their responsibility.

Enforcement. Enforcement provisions are needed to ensure that a commission's authority (whatever it is) under a preservation ordinance is binding. In other words, the ordinance should describe the consequences of failure to follow the law or legal decisions made pursuant to the law. The ordinance may establish specific penalties for violation or provide for civil remedies. Although these provisions may appear within the preservation ordinance, the ordinance is sometimes part of a larger zoning code that contains enforcement provisions. Local governments and landowners should be aware that in extreme cases the courts have validated a sanction requiring unauthorized demolitions to be rebuilt.

Appeal. In many cases, the ordinance allows a property owner to appeal to another local decision-making body a decision denying a certificate of appropriateness or a demolition application, with the final determination generally provided by the elected city council or county board of supervisors. The ordinance should specify the procedures and timing governing the appeal, and whether the entity deciding the appeal should be allowed to consider new evidence. The ordinance should clearly indicate what constitutes a final decision, so that interested parties will know when a decision is appropriate for judicial review.

Moratoria and Emergency Measures. Because time is often required before a local preservation commission or appeal body can carefully complete its review of a designation decision or a demolition application, a problem arises if the owner seeks to destroy or materially alter the property at issue while that determination is still pending. Moratoria are imposed to provide a period in which the consideration of designation or demolition application can occur free of concern about potential damage to the property. In addition, local jurisdictions sometimes specify a defined time period in which the commission is authorized to delay demolition and therefore permit further study. In general, preservation moratoria are likely to be upheld where they are of definite sduration. By contrast, moratoria that fail to provide reasonable time limits are likely to be invalidated as violating due process requirements

Severability Clause. Many ordinances have a severability clause, which allows the ordinance as a whole to remain in effect even if a court has problems with a specific provision.

Excerpted from a summary by Antonio Rossman of Stephen Dennis' Appendix A: Recommended Model Provisions for a Preservation Ordinance, With Annotations, pp. Ai-A127, in C. Duerksen, ed., A Handbook on Historic Preservation Law (1983, National Trust for Historic Preservation). Adapted for this learning web site by Susan Henry Renaud and John Renaud, Heritage Preservation Services, National Park Service.

SECTION C

CREATING AND USING DESIGN GUIDELINES
Role They Play

Design guidelines provide:
- A basis for making fair decisions
- Consistency in design review Incentives for investment
- Property value enhancement
- A tool for education
The above is an excerpt from the "Benefits of Design Review" by Noré Winter. Alliance Review, July/August 2001.

Local review of work proposals. In the design review process, owners of locally designated landmarks and districts must get approval from a locally appointed historic preservation commission or architectural review board for major exterior alterations, additions, and new construction. Commission approval is in the form of a "certificate of appropriateness." To be approved, an application for must meet the design review criteria within the preservation ordinance that a community has adopted. Both the terminology and process may vary somewhat, depending upon the ordinance.

Clarifying the role of the guidelines. The topic of local design guidelines always needs to be understood within its relationship to the local preservation ordinance. The ordinance is a law and the design review criteria are part of the law. Design guidelines are not, in and of themselves, mandatory like the ordinance and should not be confused with the ordinance. In most cases, guidelines are just that—helpful, interpretive, explanatory recommendations. Consisting of written and graphic information in a printed, book format, they are key support materials for administering design review and may be used to advantage by commissions, boards, and applicants alike in the review process.

The philosophical principles in *The Secretary of Interior's Standards for the Treatment of Historic Properties* have been proven to be important in the successful administration of historic districts. Sometimes they are cited within a preservation ordinance as part of the design review criteria. Sometimes they are referenced in the ordinance as the required basis for development of a local design guideline. While some preservation ordinances state that design guidelines "shall be adopted," others state that design guidelines "may be adopted." A few districts may use the Standards for Rehabilitation by themselves—as a general guideline—without creating a specific local design guideline. It can be confusing. The ordinance can remove confusion by specifying which categories of information must be used (e.g., review criteria) and which are only advisory (e.g., guidelines).

PLEASE NOTE note if you plan to apply for Federal income tax incentives for historic preservation: Following a local ordinance and local design guidelines--especially if the goal in your historic district is to "restore" historic buildings to an earlier appearance--may be in conflict with the federal "Secretary of the Interior's Standards for Rehabilitation" (36 CFR 67) used to review federal tax credit applications. The expressed goal of rehabilitation is to update historic buildings for continuing and new uses while preserving character-defining features. Be sure to ask your State Historic Preservation Office for guidance early in the planning stages of any Federal income tax incentives project.

CREATING AND USING DESIGN GUIDELINES
What They Can and Cannot Do

Although it is very important to develop and use design guidelines to help administer the local preservation ordinance, understanding their usefulness and limitations at the outset can help prevent misunderstandings down the road. Take this summary to heart!

Guidelines CAN

- Explain, expand, and interpret general design criteria in the local preservation ordinance.
- Help reinforce the character of a historic area and protect its visual aspects.
- Protect the value of public and private investment, which might otherwise be threatened by the undesirable consequences of poorly managed growth.

- Indicate which approaches to design a community encourages, as well as which it discourages.
- Serve as a tool for designers and their clients to use in making preliminary design decisions.
- Increase public awareness of design issues and options.

Guidelines CANNOT

- Serve the same legal purpose as the design review provisions of the ordinance. An ordinance is a law, but local design guidelines are typically not laws.
- Limit growth, or regulate where growth takes place. Guidelines address only the visual impact of individual work projects on the character of a local historic district. Growth itself is a separate issue that must be separately addressed through zoning ordinances and preservation planning.
- Control how space within a building is used. They usually deal only with the exterior, publicly visible portions of buildings, not with how interior space is laid out or used.
- Guarantee that all new construction will be compatible with a historic area or the guarantee creativity that is essential to the best sorts of sensitive design.
- Guarantee "high quality" construction. Since materials are generally not specified in the design guidelines, the final visual results, again, cannot be guaranteed.

What Guidelines Can and Cannot Do For Your Historic District. Excerpted and adapted from Design Review for South Carolina Historic District Commissions by Winter & Co., 1988.

This is SECTION "c"

CREATING AND USING DESIGN GUIDELINES
Accepted Principles & Practices

"Accepted practices of historic preservation provide the theoretical foundation for the guidelines." *Noré V. Winter, Developing Design Guidelines for Historic Districts, 1993*

A firm foundation. The work we do today in our historic neighborhoods and on local landmarks is firmly connected to accepted historic preservation principles and practices of 19th century Europe. From the past, we inherit the idea of a hierarchy for work, from the "least intervention to the greatest." These are a few of the well-known ideas. We "maintain rather than repair." We "repair rather than replace." We "preserve rather than restore." We "restore rather than reconstruct."

Development of Federal Standards in the '70s. Based on accepted principles and practices, the National Park Service created The Secretary of the Interior's Standards for Historic Preservation Projects. This document contained general Standards for all projects and specific Standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. The early Standards were used to measure the appropriateness of project work where federal grant-in-aid funds were sought. Also in the 70s, the Standards for Rehabilitation were singled out as requirements for a brand new federal program that offered a 20% tax credit for certified rehabilitation work—-the Federal Preservation Tax Incentives Program. By adopting the Standards in regulation, the federal government made them requirements for those programs.

Ongoing use in the '80s and '90s. During two decades of ongoing use within the NPS' Federal Preservation Tax Incentives and Grant-in-Aid Programs, the Secretary's Standards were updated with public input to keep pace with the times. The Standards for Rehabilitation were revised in 1990 through their adoption in regulation (36 CFR 67) for the Tax Incentives Program. The Secretary of the Interior's Standards for Historic Preservation Projects were revised in 1983 and again 1992, when they were re-named *The Secretary of the Interior's Standards for the Treatment of Historic Properties* through their adoption in regulation as 36 CFR 68. They remain in use today within the HPF Grant-in-Aid Program.

Into the 2000s. Without a doubt, Rehabilitation is the most frequently applied approach to work in our nation's communities today and the Federal Preservation Tax Incentives Program is as popular as ever. But the Standards for Rehabilitation have tended to overshadow the more inclusive conceptual package, *The Secretary of the Interior's Standards for the Treatment of Historic Properties.* The Standards for Rehabilitation are often applied where the project goal is Preservation or Restoration. If a historic district applies work other than Rehabilitation—in particular, Restoration—then other Standards should be considered, adopted, and applied as well. Read on to learn more about the basic differences between the four treatments

and the importance of choosing the best approach for work in your historic district or on a local landmark!

CREATING AND USING DESIGN GUIDELINES
The Secretary's Standards and Local Guidelines

Until fairly recently, historic district commissions and review boards adopted the Secretary of the Interior's Standards for Rehabilitation to administer the local preservation ordinance without local design guidelines. If yours is one of them, please consider two important points:

Why you need specific local design guidelines. The Secretary's Standards for Rehabilitation are very broad, general philosophical principles developed by the federal government for reviewing project work on individual buildings receiving federal grant funds and tax credits. But a historic district is a collection of buildings, sites, and settings that share a common history, appearance and special meaning in time and place. Typical work projects in historic districts have a visual impact on the distinctive character of adjacent structures, streetscapes, and the larger setting. It makes better administrative sense to create a local—specific—design guideline based on principles of the Standards than use the Standards by themselves to review a work proposal for a Certificate of Appropriateness.

Better still, include all four approaches to work in your guidelines. A second, even more important, issue is calling all work in historic districts "rehabilitation" when the work is, in fact, preservation or restoration—or even reconstruction. **It can't all be rehab, can it? The answer is "no."** For instance, if project work is proposed to restore a landmark building for public interpretation, then the Standards for Restoration should be used from start to finish.

If work in your district is not all rehabilitation, then your ordinance should reflect broader criteria and the local design guideline you develop should include additional interpretive guidelines. The model you can easily use locally is *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.*

CREATING AND USING DESIGN GUIDELINES
Steps in Writing Local Guidelines

"Local Design Guidelines are a part of a longstanding tradition of balancing the welfare of the general public and the interests of individual property owners. Local preservation ordinances, zoning laws, and building codes are other tools traditionally used to maintain this balance. They are not intended to prevent property owners from making changes to their property. They are meant to ensure that those changes enhance the historic qualities that are enjoyed by all members of the community and which make an area a special place in which to live and work. Depending on the powers outlined in the ordinance and the particular needs of the district, design guidelines can range from recommended design approaches to compulsory standards. Of course, there are many intermediate levels in between…" ***This web page adapted from an Information Sheet: Historic District Design Guidelines, Georgia Department of Natural Resources, 1985.***

First, think about how you are going to use the design guidelines. Remember—-the ordinance is a law and the design review criteria are part of the law. Design guidelines are not, in and of themselves, mandatory like the ordinance and should not be confused with the ordinance. In most cases, guidelines are just that—helpful, interpretive, explanatory recommendations. Recognize that if you call it a "guideline," you should not deny a work proposal just for failing to meet the guideline. A guideline is advisory. If you wish to describe a basis for denying an application, call it a criterion, standard, or some other term that makes clear that it is a requirement and make it part of your ordinance.

Who should be on your writing team? The first order of business is to put together a *team* to draft your local design guidelines. Be sure to engage knowledgeable and committed people in your guidelines work group, e.g., preservationists, district residents, policy setting officials, and code inspectors. Architects, preservation consultants, urban planners, lawyers, and other professionals should be consulted and can provide invaluable ideas on the substance and effect of the proposed language.

ONE / *Analyze your district's character.* It is essential to have a clear understanding of the history of the district and how that history is reflected by its physical characteristics, such as the architecture, landscape, and street plan. Ideally, the buildings, streetscapes, and setting should be identified in the district's nomination package. Has the district evolved over time or does it represent one period in time? Decide exactly what it is that needs to be protected!

TWO / *Identify historic preservation goals and district needs.* Will buildings in the district be preserved, as is; or rehabilitated for new uses; or restored to an earlier appearance? Will different approaches to work be applied, depending upon the significance, use, and interpretation? In this section, identify the approach or approaches to work that will protect the

historical value and significant features of the district, e.g., preservation, rehabilitation, or restoration. Include general Standards or principles for all treatments for which guidelines will be written. Guidelines, however, should be custom-tailored to the particular history and characteristics of the district. For example, if a town has six districts and they differ in appearance and the kinds of work needed to protect them, then each one should have a specific set of guidelines.

THREE / *Review other district guidelines*. See how other historic districts have developed design guidelines in order to prevent "reinventing the wheel." Choose basic elements that apply to your own historic district and adapt them to yours. Especially note successful methods of illustrating preservation concepts.

FOUR / *Write specific guidelines for your district.* Design guidelines should address the special character of your district and the work needed to protect it. Draft an illustrated history that identifies significant characteristics and features of the district, such as buildings, streetscapes, and landscapes. The use of photos and drawings throughout to reinforce key points is strongly recommended. Information on materials maintenance, repair and replacement should be included, as well as guidance on new construction in the district. If restoration is a recommended treatment for the district, guidelines on those approaches should be included. Make guidance on the treatment of streetscape (including signage) and landscape features an integral part of the publication.

FIVE / *Review your design guidelines.*While in final draft, review the guidelines, asking a number of questions: Are they consistent with the provisions of the local ordinance? Do they achieve the original goals? Are there administrative problems? Do they conflict with the ordinance and other codes? If the Secretary of the Interior's Standards are used, do your guidelines agree with the principles in the Standards? Are they consistent with the particular needs of the district? Will the guidelines meet with community support? How do we want to use the guidelines? Are they truly advisory in nature or should we call them "standards" or "criteria" because we want to make them requirements? Answering questions like these can prevent problems that might otherwise arise later.

CREATING AND USING DESIGN GUIDELINES
Conducting a Successful Design Review Meeting

There are four basic factors that influence the quality of the review process:

- **The clarity of the design guidelines**
- **The operating style of the review committee**
- **Consistent review procedures**
- **Documentation of decisions and their rationale**

Within that framework, here are some excellent tips—-presented as a series of steps—-for making sure the meeting is clearly presented and that the design critera in the ordinance and local design guidelines that have been adopted are precisely followed.

1. Remember that the purpose of the meeting is to make a decision! Keep this objective paramount. Not only that, the decision should be made in a timely manner, and it should be stated clearly. The commission or review board should enter the review meeting with a willingness to discuss, but always within the context of the design review criteria and guidelines.

2. Focus on the big issues, not on personal biases or petty details. This means that reviewers must distinguish between a design concept that they may dislike personally, but that meets the design criteria and guidelines, and a design that is objectively inappropriate because it clearly violates the design criteria and guidelines.

3. Remember that the ordinance and guidelines that were adopted represent a consensus of residents, professionals, and political leaders, and that the commission's role is to administer them, not to draft new guidelines at every meeting.

4. Listen to the presentation by the applicant and his representatives. This provides the applicant with the opportunity to describe the project objectives and to show the intended design.

5. Ask for clarity of presentation content. Withhold design criticisms. First determine that everyone understands what has been presented. Ask questions about what the drawings mean, if necessary. Don't be embarrassed if technical information is not clear. It is your responsibility to be certain that you understand what has been presented.

6. Check to see that documentation for the proposal is complete. If important drawings, models, or photographs are missing that are essential for the commission to make a determination, cut the review short before getting into design

criticism. Reviewing an incomplete application is a waste of time for everyone. It may also be a disservice to an applicant if a proposal is denied, simply because it is misunderstood.

7. If the documentation is complete, critique the proposal following the design criteria and guidelines. USE A CHECKLIST to see that you covered all the items, and ask for public comments as well. You should allow open discussion among the commission, applicant, and public, but keep it on track and avoid tangential issues that may be emotionally charged, but do not have direct bearing on the appropriateness of the design in terms of the criteria and guidelines.

8. When the discussions seem to be over, ask these questions of yourselves. First: "Have the criteria and guidelines been sufficiently met to merit an approval? You have two choices for an answer: "Yes" or "No." Second: "Which criteria and guidelines give you the basis for making this decision?" An approval or disapproval should be based on specific criteria in the ordinance, and you should be able to identify the critical ones. If you can answer these questions, you are ready for a vote!

9. Once you have voted, summarize the outcome clearly. Remember, you are not finished until you have a summary! Do not let the applicant leave without understanding what you have decided-approval, denial, a conditional approval, re-submission of a new design, etc.

10. Finally, thank the applicant for participating in the process. A successful design review meeting means that you have treated the applicant fairly by basing your decision—either way—squarely on the ordinance's design criteria, and the design guidelines written and adopted by your community.

Adapted from Making Judgments in the Review Process: A Guide for the Design Review Committee by Noré V. Winter, 1986.

CREATING AND USING DESIGN GUIDELINES
Problems Facing Historic District Commissions

Despite a rapidly growing body of law dealing with the powers of local historic preservation commissions, there are troubling hints that in many communities existing commissions do not (because they cannot) do an adequate job of protecting local resources. There may be several reasons for such a problem:

ONE / A weak local preservation ordinance, which prevents the commission from protecting local resources adequately. This weakness may be of two primary types: ambiguity in language (often resulting from a failure to define key terms) or unnecessary restrictions in basic commission powers. Although there are now several published “model” preservation ordinances, review of an existing local preservation ordinance should always be undertaken by someone familiar with the body of existing case law in a specific state but also aware of national trends in local historic preservation programs.

TWO / Lack of staff support for the commission, which makes it difficult for the commission to issue suitable minutes, to draft certificates of appropriateness and to monitor work on approved projects. Adequate local staff is essential in order for a commission to produce the routine administrative paperwork that any responsible local governmental agency needs to prepare as evidence that it has followed required procedures and reached a clear decision.

THREE / An inadequate budget for the commission's work, which prevents staff and commission members from attending training workshops, national or regional or statewide preservation conferences, and makes subscribing to basic materials which might help the commission in its work difficult or impossible. The National Park Service and National Alliance of Preservation Commission have sponsored helpful statewide and regional training conferences, and the National Trust for Historic Preservation routinely includes in the program for its annual preservation conference several sessions for preservation commission members.

FOUR / Lack of support from a city or county attorney, meaning that challenges to the commission are weakly defended and that basic legal advice to the commission chairman, members and staff about the commission's powers and proper procedures for conducting hearings is unavailable. In extreme cases, a local attorney may have a personal bias that makes it impossible for this individual to provide objective advice, which accurately reflects existing case law.

FIVE / Political interference with the operations of the commission, perhaps taking the form of poor appointments to the commission or a tendency for the city council to overrule the commission almost automatically whenever an owner files an appeal to the council from a commission decision.

SIX/ The failure of commission members to understand the local preservation ordinance they administer and the appropriate role of the commission on which they serve.

What can be done about these problems?

The first approach to a solution is for local preservation leaders to assess the situation and try to identify the basic problem. (Some unfortunate commissions may exhibit all of the symptoms listed above, and help for these commissions will require some careful political groundwork over a period of many months or even years.)

• If a local ordinance is weak, it may be very difficult to strengthen the ordinance until the commission has shown that it can be a helpful player on the local scene. A city council is not likely to give additional powers casually to a commission, which has not yet proved its worth. Advice from the state Certified Local Government Coordinator can be extremely useful in alerting a commission to areas in which its ordinance is weak when compared to other ordinances in its state.

• Contacting a state Certified Local Government coordinator may also be a good way to learn about staffing and budgets for typical preservation commissions across a state. This statistical information can then be used locally to argue for stronger staffing and a more adequate budget for a commission.

• Commission members, local preservation leaders and representatives of the press should be aware that in many smaller communities the city or county attorney fills this role on a part-time basis and may work on a contract arrangement. Political leaders may be reluctant to permit an expensive outside consultant to devote scarce time to preservation questions until they understand the risks of not providing necessary legal advice to the local commission.

• A beginning preservation commission must bear in mind the importance of its educational activities. Local property owners, the city attorney, and members of the city council must be reminded frequently of the purposes of the new preservation ordinance and the importance to the community as a whole of identifying and protecting its cultural resources. The commission must learn not to be shy about emphasizing its good work and pointing to obvious achievements.

• Each new member of a local preservation commission should be given basic materials to help that member do a better job as a commission member. Some commissions develop notebooks containing copies of state enabling legislation, the local preservation ordinance and any rules of procedure or design guidelines the commission may have adopted. A set of minutes from the commission's previous year may help orient a new commission member. Every effort should be made to convince a new commission member that he or she has serious responsibilities that will need to be addressed in a thoroughly professional manner.

By Stephen Neal Dennis, Washington, DC. This material is based in part on a “Preservation Law Update” issued by the National Center for Preservation Law in 1989 (Update 1989-47, December 7, 1989).

APPENDIX E: RÉSUMÉS OF CHIEF PERSONNEL

B E R O A R C H I T E C T U R E P L L C

A R C H I T E C T U R E S U S T A I N A B I L I T Y P R E S E R V A T I O N

Thirty Two Winthrop Street, Rochester, New York 14607
585-262-2035 (phone) • 585-262-2054 (fax) • contact@beroarchitecture.com (email)

RÉSUMÉ: KATHERINE EGGERS COMEAU

Accreditation

Qualified 36 CFR 61, History & Architectural History, Federal Register Vol. 48, No. 190.

Professional Experience

Bero Architecture PLLC, Rochester, New York, Architectural Historian (2010-present).

The Landmark Society of Western New York, Rochester, New York (2001-2010). Director of Preservation Services (2008-2010), Advocacy Coordinator (2007-2008), Preservation Advisor (2001-2007).

Robinson & Associates, Washington, D.C., Architectural Historian (1998-2001).

Education

Master of Science in Historic Preservation. University of Pennsylvania, Philadelphia, PA (1998).

Bachelor of Arts, *magna cum laude* with distinction in the Humanities major. Yale University, New Haven, CT (1995).

Professional Organizations

Board Member, National Association for Olmsted Parks

Society of Architectural Historians

The National Trust for Historic Preservation (Forum Member)

Preservation Action

The Landmark Society of Western New York

Lectures and Seminars

"125 Years of Rochester's Park System."

- Highland Park Conservancy Annual Meeting, April 2014
- Rochester Public Library, Rochester's Rich History series, March 2014.

"Rochester's Olmsted Legacy."

- Greece Historical Society, Greece, New York, February 2003.
- Perinton Historical Society, Perinton, New York, September 2003.
- Highlands at Pittsford, August 2008.

- Allyn's Creek Garden Club, Rochester, New York, January 2012.
- Highland Park Conservancy, Rochester, New York, March 2012.
- Burroughs Audubon Society, Rochester, New York, April 2012.

"A Planner, an Architectural Historian, and a Landscape Architect Walk Into a Park: Three Views on Landscape Documentation."

- APA/ASLA Upstate Chapter Conference, Utica, NY, September 2011.
- Landmark Society of Western New York Annual Conference, April 2012.

"Landmarks of the Future: Preserving Resources of the Recent Past."

- Historic Pittsford, Pittsford, NY, April 2008
- American Planning Association Upstate Chapter, annual conference, Henrietta, NY, October 2008
- Greece Historical Society, Greece, NY, May 2010
- Geneva Historical Society, Geneva, NY, November 2010
- Victor Historical Society, Victor, NY, August 2013

"The Greenest Building is the One that's Already Built."

- Monroe Community College, Brighton, New York, September 2008.
- Monroe County Association of Villages, keynote speaker, annual banquet, January 2009.

"Funding Your Historic Preservation Projects: The Truth about Grants, Loans, and Tax Credits." Landmark Society of Western New York Annual Conference, Medina, New York, April 2009.

"Local Level Advocacy: A Candid Discussion with Leaders in the Field," panelist. National Trust for Historic Preservation Annual Conference, Nashville, Tennessee, October 2009.

Selected Project Experience

NATIONAL REGISTER NOMINATIONS

Project Name & Location	Description	Client
Community of True Inspiration Residence	National Register Nomination	West Seneca Historical Society
South Wedge Historic District (~400 buildings)	National Register District Nomination	South Wedge Planning Committee
Hamburg Main Street Historic District (81 buildings)	National Register District Nomination	Village of Hamburg
Warsaw Downtown Historic District (41 buildings)	National Register District Nomination	Warsaw Historical Society
Payjack Chevrolet, Medina, NY	National Register Nomination	Hartway Motors

Central Trust Building, Rochester, NY	National Register Nomination	Riverview Rochester LLC
B'Nai Israel Temple, Olean, NY	National Register Nomination	B'Nai Israel Congregation
Seneca Park, Rochester, NY*	National Register nomination of Frederick Law Olmsted-designed city park	Landmark Society
Municipal Park System of Rochester, NY*	Documentation and National Register Multiple Property Documentation	Landmark Society
Bacon-Merchant-Moss House, Lockport, NY	National Register nomination	Lockport City Historian
Chase-Crowley-Keep House, Lockport, NY	National Register nomination	Lockport City Historian
Chase-Hubbard-Williams House, Lockport, NY	National Register nomination	Lockport City Historian
Peter D. Walter House, Lockport, NY	National Register nomination	Lockport City Historian
Plan of the City of Washington, D.C.**	Amendments to the National Register nomination and National Historic Landmark nomination	City of Washington, D.C.

HISTORIC RESOURCE SURVEYS

Project Name & Location	Description	Client
Historic Resource Survey, Village of Fairport, Monroe County, NY	Village-wide reconnaissance-level survey	Village of Fairport
Historic Resource Survey, City of Cortland, Cortland County, NY	City-wide reconnaissance-level survey	Cortland Downtown Partnership
Cultural Resource Surveys, Town of Brighton, New York	Ongoing survey work, individual properties as needed	Town of Brighton
Hamburg Main Street Historic Resource Survey, Village of Hamburg, NY	Two-phase survey of approximately 60 buildings	Village of Hamburg
South Wedge Historic Resource Survey, Rochester, NY	Historic Resource Survey, 500+ buildings	South Wedge Planning Committee

Rochester Historic Parks Inventory*	Detailed inventory and National Register eligibility evaluation of 61 city parks. Honor Award of Excellence, Upstate NY Chapter, ASLA.	City of Rochester; LSWNY was subcontractor to Bayer Associates, Landscape Architects
Villages of Albion, Spencerport, Holley*	Historic resource surveys	Western Erie Canal Heritage Corridor Planning Commission

DESIGN GUIDELINES

Project Name & Location	Description	Client
Village of Pittsford Post-War Design Guidelines*	Style guide and design guidelines for post-WWII residential architecture	Village of Pittsford Architectural and Preservation Review Board
City of Rochester Preservation Board Design Guidelines*	Design guidelines for review of applications	City of Rochester

OTHER

Project Name & Location	Description	Client
Academy Building, Rochester, New York	Tax Credit application	Fitzhugh Associates LLC
University Health Services Expansion, Ithaca, New York	Historic Resource Report and Evaluation	Cornell University
Kronenberg Building, Hamburg, New York	Tax Credit application	Tzetzo Companies
Cornell Law School Expansion, Ithaca, New York	Historic Resource Report and Evaluation	Cornell University
Seven Bridges, Means Restriction Project, Ithaca, New York	Historic Resource Report and Evaluation	Cornell University
Central Trust Building, 44 Exchange Boulevard, Rochester, New York	Tax Credit application	Riverview Rochester LLC
Computing and Information Science Building, Ithaca, New York	Historic Resource Report and Evaluation	Cornell University
1794-1812 East Avenue, Rochester, New York	Mitigation Documentation	Wegmans Food Markets
Jane A. Delano Home, Ithaca, NY	Mitigation Documentation	Trowbridge & Wolf

* The Landmark Society of Western New York