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United States Department of the Interior
National Park Service

Nat. Register of Historic Places
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Park Avenue & State Street Historic District

other names/site number _____

2. Location

street & number 15-121 Park Avenue; 15-118 State Street; 36-54 South Street; 6& 12 High Street, 14 & 20 Spring Street

N/A	not for publication
N/A	

city or town Brockport vicinity _____

state New York code NY county Monroe code 055 zip code 14420

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide X local

Ruth A. Purpout DSHPO 6/24/15
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government _____

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

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

Jon E. Nelson K. Beall 8.24.15
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
90	17	buildings
1	0	sites
0	0	structures
0	0	objects
91	17	Total

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

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

DOMESTIC/residence

DOMESTIC/residence

GOVERNMENT/municipal building

GOVERNMENT/municipal building

RELIGION/church

RELIGION/church

LANDSCAPE/park

LANDSCAPE/park

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

Greek Revival; Gothic Revival; Italianate;

foundation: Brick, stone, concrete

Queen Anne; Colonial Revival

walls: Brick, stone, wood, vinyl, aluminum

roof: asphalt

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Park Avenue & State Street Historic District is located in a largely residential neighborhood just east of the geographic center of the village of Brockport, New York. Brockport is located along the Erie Canal in western Monroe County. It began as a nineteenth-century village and reflects a pattern of development typical of upstate New York's canal villages, with a commercial corridor (Main Street, in this case) oriented perpendicular to the canal, and residential streets organized in an irregular grid to either side. Brockport's commercial corridor was listed on the National Register as the Main Street Historic District in 2004. The Park Avenue & State Street Historic District is the Main Street commercial district's residential counterpart. It is centered on a three-block-long segment of Park Avenue, which is parallel to and one block east of Main Street. The district's other streets (State Street, Union Street, Spring Street, and High Street) are perpendicular to Park Avenue. The topography within the Park Avenue & State Street Historic District is relatively level with a slight rise at the south end of Park Avenue. The district, which encompasses just under 20 acres, consists of 68 residential properties, one government property (built as a single-family residence), one religious property, and one village park. Composed almost entirely of detached one- and two-family residences, the neighborhood is a cohesive collection of high-style and vernacular architecture from the early nineteenth to the early twentieth century (Greek Revival through Colonial Revival periods). Houses display a range of ages, scales, and levels of sophistication, from early settlers' modest dwellings through ornate mansions of industrial leaders, as well as houses of many middle-class residents. Streetscapes are largely intact, with few gaps or intrusions. While the district's gradual development has produced variety in terms of architectural styles, buildings display general consistency of scale, lot sizes, and setbacks. The streetscape is also characterized by consistent sidewalks, aprons, and mature street trees.

Narrative Description

The Park Avenue & State Street Historic District is located in the eastern portion of the village of Brockport, Monroe County (New York) and is immediately south of the Erie Barge canal. The nominated district consists of 60 contributing primary residential properties, 30 contributing secondary properties, one government property (village hall), one religious property (Presbyterian Church), and one historic village park east of the downtown commercial center of the village of Brockport. Also in the district are seventeen noncontributing resources (eight residences and nine secondary buildings), mostly due to alterations resulting in the loss of integrity. The church in the district is the First Presbyterian Church, a Greek Revival building that was individually listed in the National Register in 1999. The neighborhood that makes the nominated district is

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composed almost entirely of detached one- and two-family residences with similar setbacks, scale and lot size. The buildings are a cohesive collection of high-style and vernacular architecture representing the Greek Revival, Italianate, Queen Anne and Colonial Revival periods. Contributing secondary buildings include associated carriage barns and garages built within the period of significance (ca. 1820-1930). Although the houses display a range of ages, scales, and levels of sophistication, the buildings retain a high degree of integrity, especially in terms of design, setting, feeling and association.

Neighborhood Characteristics: Location, Plan, and Nearby Landmarks

The nominated district shows that the neighborhood is organized on an irregular grid street plan, with the State and South Streets being the oldest, laid out as early as 1823. The grid is oriented in alignment with Main Street (NY 19) rather than on a cardinal axis; streets run either northwest-southeast or southwest-northeast. For clarity, orientation is simplified in this nomination so that northeast will be described as “north” (Park Avenue will be described as running north-south, with Spring, South, and State Streets as running east-west). High Street runs approximately true to the east-west cardinal directions and terminates at Park Avenue. Park Avenue at South Street turns westward at approximately forty-five degrees until it terminates at Main Street, while a short portion of the street continues south from South Street until it terminates at High Street. Block sizes vary, with blocks west of Park Avenue being shorter on the east and west ends than on the north and south, and blocks east of Park Avenue generally equal on all sides.

Bordered by the two legs of Park Avenue and by High Street is a triangular-shaped street park called Remembrance Park, which appears on early maps of the village. An 1880 bird’s eye view map of Brockport depicts the triangular park as open space with grass and trees. A turn-of-the-century postcard view of the park again shows the site as only having grass and trees. The park was named Remembrance Park in memory of those who lost their lives in the events of September 11, 2001 and includes an iron bench, donated by neighbors of the park, and a sculpture called *Les Racines et Les Raisons The Roots and the Reasons* (2006), by artist and SUNY Brockport professor Jennifer Hecker.

Streetscape Character and Integrity

Park Avenue, which forms the heart of the district, lies parallel to and one block east of Main Street. North of the district, Park Avenue ends at the Erie Canal where it connects to Fayette Street via an iron lift bridge. All streets (Park Avenue, Spring Street, South Street, and State Street) are two-way residential streets with Park Avenue and State Street slightly wider than the others.

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All streets in the district are lined by sidewalks with a grassy apron between the sidewalk and street. Most streetscapes are defined by consistent setbacks, with open front lawns and closely spaced houses. Many houses now have garages and driveways, but there are several that lack such features. There is a mixture of mature and young street trees with many of the youngest trees along Park Avenue; otherwise there is no uniform character in private residential yards. The district is notable for its largely intact streetscape, with a general consistency in architectural scale, massing, and materials and no significant gaps or vacancies. The only building constructed after the district's period of significance is the house at 45 Union Street. There are no vacant lots.

Almost all properties in the district are residential, consisting nearly entirely of two-story, detached single-family houses. Stylistically, these houses represent both high-style domestic architecture, particularly among those houses that survive from the nineteenth century, and vernacular interpretations of popular styles from the late nineteenth through the mid-twentieth century. Most houses are, or were originally, clad in wood, with several notable brick houses located on State Street and around the intersection of High Street and Park Avenue.

Because the buildings in the district were built individually or in small clusters over a long period of time, rather than as a single subdivision developed at once, the district displays a rich variety of architectural styles. The most architecturally distinguished houses from the nineteenth century include examples of the Greek Revival (101 Park Avenue, 107 Park Avenue, 40 State Street, and 80 State Street), Gothic Revival (41 Park Avenue), Italianate (12 High Street, 63 Park Avenue, 73 Park Avenue, and 45 State Street), Queen Anne (24 Park Avenue, 97 Park Avenue, and 86 State Street), and twentieth-century Classical Revival (42 South Street).

Uses in the district have remained consistent over time; nearly all buildings built as residences have remained residences except for 52 State Street, which served as a funeral home for an extended period of time, and 49 State Street that is now the village hall and a local history museum. Some houses in the district have been converted from single-family to two-family or multi-family dwellings, although in most cases the converted houses retain their single-family character on the exterior.

Architectural Integrity

Most properties in the district retain substantial integrity; while few are entirely unaltered, most retain enough of their original character that they continue to contribute to the significance of the district. In some cases, alterations made within the district's period of significance have achieved their own significance and are not

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considered detrimental to a property's integrity. This is most often the case where rear additions were made to the house, some having been in place for well over a century, and are considered part of the historic character of the house. The houses at 100 State Street and 87 Park Avenue are examples, both of which are mid-nineteenth-century houses with early twentieth-century porches. There are also several examples of houses that were altered to update their style, for example from Greek Revival to Italianate, as noted in the Annotated Property List.

Annotated Property List¹

6 High Street, c. 1880s

One contributing building

2-story cross-gable frame vernacular house; concrete block foundation, aluminum siding, asphalt shingle roof. Single-bay recessed open entry porch with square wood column and balustrades, windows typically 1/1 replacement windows.

12 High Street, c. 1830s/1860s

One contributing building

2-story painted brick Italianate style house with low-pitched hipped roof; parged foundation, asphalt shingle roof. Full-width open entry porch with decorative square wooden columns and balustrade; entry door surround features transom and sidelights. Windows typically 1/1 wood sash double-hung or 1/1 replacement units. Cornice features dentils. Recessed 1- and 2-story hipped-roof addition to west side of the house has vinyl siding and asphalt shingle roof. Features side door with carved wooden entry hood.

History: This house is believed to have been built for Bill and Ruth Phipps Colby, who moved to Brockport from Rochester in the 1830s, although its current appearance is more consistent with the mid-nineteenth century Italianate style. The full-width front porch appears to have been added in the 1890s.

15 Park Avenue, c. 1840s, Expanded/rebuilt c. 1880-85

One noncontributing building

2-story cross-gable frame house; brick foundation; later Greek Revival/Italianate form; fiberboard siding, asphalt shingle roof. Includes two separate contemporary entry doors: a contemporary entry door at the main house and an entry door in the enclosed half-width entry porch. Windows are typically 1/1 replacement units with some 6/1 wood sash double-hung, first story features tripartite wood casement picture window, irregular, altered fenestration throughout. Small 1-story shed-roof addition at north side. Noncontributing due to recent extensive alterations.

16 Park Avenue, c. 1840s

One contributing building

1 1/2-story side-gable frame vernacular house with Greek Revival form; sandstone foundation, synthetic wood siding, asphalt shingle roof. Full-width open entry porch with square chamfered wood columns and wood balustrades. Windows typically 1/1 replacement units. 1-story mass at rear of building. Property includes small shed.

History: This house was first shown on an 1852 village map, and retains its early nineteenth-century massing and overall character.

¹History sections for each house are adapted from historical narratives that were researched and written by Carol L. Hannan in 2013-2014; full text is available at www.brockporthistorichomes.com.

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19 Park Avenue, c. 1860

Two contributing buildings

2 ½-story front-gable frame vernacular house with modest Italianate porch; concrete block foundation, vinyl siding, asphalt shingle roof. Single-bay open entry porch with square wood columns and balustrades, wooden brackets at cornice, wood paneled entry door. Windows a mix of 1/1 wood sash and replacement double-hung units. Gable end features single window. North side features recessed single-bay entry. Property includes contributing 1 ½-story side-gable barn at rear of property. Barn has wood siding, asphalt shingle roof, shed-roofed side addition, and sliding barn door.

History: Built for Benjamin and Arminda Maxon circa 1860, this house was in the Shafer family from the early 1870s until 1980, owned first by Fred (brother of Manley Shafer, who cofounded the Moore-Shafer Shoe Manufacturing Company) and Josephine Shafer and then by their children.

20 Park Avenue, c. 1900

One noncontributing building

2-story front-gabled modest house; Medina sandstone foundation, wood clapboard siding, asphalt shingle roof. Full-width partially enclosed entry porch with contemporary wood steps and stoop, contemporary entry door. 1/1 replacement window units typical throughout with irregular fenestration. Gable end features various types of wood shingles. South side features a 1st story bay window and north side includes an enclosed staircase leading to the second story. Noncontributing due to extensive alterations.

23 Park Avenue, c. 1880s

One contributing building

2 ½-story cross-gable frame vernacular house with modest Queen Anne styling; parged foundation, vinyl siding, asphalt shingle roof. Half-width open entry porch with spindlework supports and balustrades, decorative brackets, and historic double wooden entry door. Windows typically 1/1 replacement. Side wing features front two-story bay window with corner brackets, decorative vergeboard, and wood window with large central light surrounded by smaller lights.

24 Park Avenue, 1904-09

One contributing building

2 ½-story cross-gable frame house with modest Queen Anne styling; concrete block foundation, wood clapboard siding, asphalt shingle roof. Full-width enclosed entry porch with contemporary door. Windows typically 1/1 wood sash double-hung, some with leaded-glass upper sashes, bay window at second story. Gable end features wooden fish-scale shingle siding, wooden window with semicircular transoms. Single front-gable dormer with fish-scale shingles.

41 Park Avenue, c. 1870s

One contributing building

2 ½-story cross-gable frame house with Eastlake styling; field stone foundation, wood clapboard siding, asphalt shingle roof. Wrap around open entry porch with round columns and metal balustrades, historic recessed double-entry door. Windows a mix of 1/1 wood sash and replacement double-hung with some historic wooden storm windows intact; decorative wooden frames and bracketed hoodmolds. Bracketed cornice, gable end features wooden quatrefoil windows and decorative wooden vergeboard. Two-story bay window and secondary porch at north side. Attached one-story, one-bay garage at rear of building.

47 Park Avenue, c. 1860s-70s

Two contributing buildings

2 ½-story cross-gabled frame house with Eastlake styling; sandstone foundation, wood clapboard siding, asphalt shingle roof. Features full-width entry porch with square wooden supports and balustrade, wood paneled entry door complete with multi-light transom and sidelight door surround. Recessed shed-roof addition

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with 8-light casement windows. Other windows typically 1/1 replacement double-hung sash with some leaded fixed windows, decorative wooden window frames with flat bracketed hoodmolds. Front and side gable ends include paired wood double-hung windows; upper sashes of these feature large central light surrounded by smaller lights. Property includes contributing one-story hipped-roof, two-bay early twentieth-century garage. Garage has wood siding, asphalt shingle roof, and modern overhead rolling garage doors.

History: This house was owned by Moses Aaron and Alexina Alverta Colestock Keller from about 1879-1886. Moses was a machinist and successful inventor throughout his life whose patented farm implement inventions, included a gleaning and grain-binding machine. Later owners included Maxwell Karge, prolific inventor and owner of the Monroe Refrigerator Engineering Company and Karge and Sons, a machine company, and prominent local attorney George Lester. The house retains high integrity save the enclosure of the side porch and a recently built full-width front porch similar in style to an earlier one-bay porch.

50 Park Avenue, c. 1920s

One contributing building, One noncontributing shed

1 ½-story front-gable frame modest bungalow-type house; parged foundation, aluminum siding, asphalt shingle roof. Half-width enclosed entry porch. Windows typically 1/1 replacement, paired at first story, single at gabled end. Property includes gambrel-roof shed that is non-contributing due to age.

51 Park Avenue, c. 1855

Two contributing buildings

2 ½-story cross-gable frame house with modest Gothic Revival styling; stone foundation, wood clapboard siding, asphalt shingle roof. Full-width open entry porch with round columns and wooden balustrades, historic wooden double-entry door. Windows typically 6/6 simulated divided-light vinyl replacements topped with decorative wooden triangular pediments. Gable end features single window covered with wooden shutter. Property includes contributing early twentieth-century front-gable single-bay garage. Early 20th century garage has wood clapboard siding, asphalt roof, and modern overhead rolling door.

54 Park Avenue, c. 1860s

One contributing building

2 ½-story cross-gable with mansard frame house with modest Queen Anne styling; parged sandstone foundation, wood clapboard siding, asphalt shingle roof. Full-width open entry porch with spindlework supports and wooden balustrade. Windows typically 1/1 replacement units with some storm windows, irregular fenestration. Gable end features wooden fish-scale shingles.

55 Park Avenue, c. 1910

One contributing building, One noncontributing shed

2 ½-story cross-gable frame vernacular house; rock-faced concrete block foundation, vinyl siding, asphalt shingle roof. Full-width open entry porch with round wooden columns and balustrades, wooden entry door with large single light. Windows typically 1/1 wood sash double-hung with irregular fenestration, modern storm windows; bay window at 1st story. Gable end features pent-roof and single window. Property includes gambrel roof shed (non-contributing due to age).

History: Built between 1909 and 1914, this house's first identifiable owners were Yale and Louise Forbes. Yale Forbes established an insurance agency, which his daughter, Hazel, ran from this house after his death in 1938.

58 Park Avenue, c. 1860s

Two contributing buildings

2 ½-story cross-gable modest frame house with Italianate style form; parged foundation, asbestos siding, asphalt shingle roof. 2-bay recessed open entry porch spanning side wing with square supports and metal

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balustrade, wooden entry door with large single light and single sidelight. 1/1 wood windows with vinyl shutters typical throughout, irregular fenestration. Tripartite replacement picture window at first-story with stone veneer underneath. Cutaway bay at corner. Property includes contributing 2 ½-story front-gable wooden nineteenth-century barn. Barn has flush vertical wood siding and contemporary metal garage door with hay door above.

History: A house appeared on this lot on the 1861 plat map, and was either replaced or expanded to match the current gable-and-wing configuration by the time the 1872 map was drawn.

63 Park Avenue, c. 1840

Two contributing buildings

2-story hipped-roof house, painted brick with Italianate styling; fieldstone foundation, flat rubber roof (asphalt shingles on addition and barn). Single-bay open entry porch matches front porch decorative details. Windows typically 1/1 wood sash double-hung with wooden shutters and prominent stone lintels. Roof features iron cresting. Attached garage at rear. Property includes contributing 2-story nineteenth-century front-gable wooden barn. Barn has a single modern overhead rolling door, board-and batten siding on first story, and wide-plank clapboard siding at second story with two second-story windows on the front (west) side.

History: This house was one of the earliest in the village and may have been built as early as 1820s (more research needs to be done to document initial age of construction). It was owned from 1847-53 by attorney Henry Rogers Selden, a strong abolitionist and woman's suffrage supporter who went on to an illustrious legal and political career after his time in Brockport.

67 Park Avenue, c. 1850/1880,

Two contributing buildings

2-story cross-gable modest frame house with Italianate form; sandstone foundation, vinyl siding, asphalt shingle roof. Full-width wrap-around open entry porch with square wooden column and balustrades, recessed historic double wooden entry doors. Windows typically 1/1 wood sash double-hung, two story bay window at south side elevation. Enclosed side porch at rear. Property includes contributing large nineteenth-century side-gable, 3-bay wooden barn. Barn has three modern overhead doors, wood siding, and a front wall gable with a window.

History: The first house on this lot was likely constructed in the early 1850s, and was damaged in a fire in 1862, after which it was and repaired or rebuilt with the same footprint. In the early 1880s the house suffered another fire and was either substantially rebuilt and expanded or completely replaced. Over the course of the twentieth century, the house received several porch additions.

73 Park Avenue, 1833 with late 1870s alterations

Two contributing buildings

2 ½-story front-gable frame house; Greek Revival form with Italianate styling. Parged foundation, vinyl siding, asphalt shingle roof. Single-bay open entry porch with decorative square wooden supports and brackets, historic wooden double entry door. North side features secondary entry porch with decorative supports and brackets similar to front porch, includes wooden balustrades. Windows typically 6/6 wood sash double-hung with vinyl shutters and bracketed flat hoodmolds, irregular fenestration. Large brackets at cornice, wooden porthole window and cornice return at gable end. Property includes contributing nineteenth-century gable-roofed 2 ½-story wooden barn. Barn has a single modern overhead door, above which is a hay door, with a window in the gable; wood siding and intact exterior trim.

History: This house is believed to have been built by Hiram Hatch in 1833 in the Greek Revival style; the original style is still evident in the house's massing and roofline.

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74 Park Avenue, c. 1850s

Two contributing buildings

2-story front modest-gable frame house with Italianate form; field stone foundation, asbestos siding, asphalt shingle roof. Single-bay open entry porch with spindlework supports, contemporary entry door, matching secondary porch and 1-story addition at south side elevation. Windows typically 1/1 wood sash double-hung with triangular pediments; some 1/1 vinyl replacement windows; some wooden storm windows throughout. Property includes contributing 2-story wooden barn. Barn has low-pitched asphalt gable roof and two modern overhead doors facing Union Street.

79 Park Avenue, c. 1850, remodeled or rebuilt 1872-85

One contributing building, one noncontributing building

2-story cross-gable brick house with Italianate styling; stone foundation, asphalt shingle roof. Single-bay recessed open entry porch with decorative bracketed wood supports, historic double wooden door with transom above. Windows typically 1/1 wood sash double-hung with semicircular stone arch hoodmolds and stone sills. Large 1-story rear porch addition with Doric columns. Property includes noncontributing late twentieth-century single-bay wooden garage with decorative vergeboard (noncontributing due to age).

History: The 1852 village map showed a house on this lot. Between 1872 and 1885 the house was either extensively remodeled or rebuilt in the Italianate style. From 1920 to 1952 the house was owned by James and Mary Larkin. James Larkin, a Civil War veteran, was an active public servant and businessman in the community until his death in 1930; he was active in local politics, manufactured cigars, served as Brockport's postmaster, and owned and managed the Lark Inn at the south end of Park Avenue near the railroad tracks until it was destroyed by fire in 1913.

80 Park Avenue, c. 1850s, expanded 1860s

Two contributing buildings

2-story cross-gable frame house with modest Greek Revival styling; vinyl and stone veneer siding, asphalt shingle roof. Small open entry porch with wood supports and balustrade, side-facing entry door. Some 6/6 wood sash double-hung with irregular fenestration, some replacement windows; 1st story windows grouped. Second story features small 3-light casement windows. Property includes contributing 2-story front-gable barn. Barn has double rolling overhead door styled to look like two paired swinging carriage-house doors; board-and-batten style siding (probably vinyl) with shingles (also probably synthetic) above; two replacement windows in gable.

History: A house appeared on this lot on the 1852 village map; it has been enlarged several times, including a front gable added around 1870.

86 Park Avenue, c.1840s with later alterations

Two contributing buildings

2 ½-story hipped-roof frame house with Italianate styling; Medina sandstone foundation, asbestos siding, asphalt shingle roof. Full-width open entry porch with decorative square wooden supports and spindlework balustrade; recessed side entry porch features similar decorative details. Historic double wooden entry door with multiple lights. Windows typically 1/1 wood sash double-hung with flat hoodmolds, irregular fenestration. Square cupola at roof. Property includes contributing nineteenth-century 2 1/2-story barn with square cupola. Barn has low-pitched hipped roof with asphalt shingles; vertically laid flush wood board siding; single modern overhead door with hay door above.

87 Park Avenue, c. 1850s

Two contributing buildings

2 ½-story cross-gable modest frame house with Italianate form and Craftsman-style porch; sandstone foundation, wood clapboard siding, asphalt shingle roof. Nearly full-width open entry porch with grouped battered wood columns and solid rusticated shingle sided balustrade. Windows typically 1/1 replacement sash

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double-hung with flat hoodmolds. 1st story features bay window at north side elevation. Gable end includes single pointed arch window covered with a wood shutter. Property includes one-story contributing early twentieth-century hipped-roof wooden garage with flared eaves and exposed rafter tails. Garage has wood clapboard siding, asphalt shingle roof, and sliding wood doors that may be original.

91 Park Avenue, c. 1880s

One contributing building

2-story hipped-roof with cross-gable frame house with Queen Anne styling; sandstone foundation, wood clapboard siding, asphalt shingle roof. Full-width wrap-around entry porch with wood supports, wood balustrade and pediment at entry bay, historic double wood entry doors. Windows typically 1/1 wood sash double-hung with some wood storm windows, flat hoodmolds and irregular fenestration. Also includes enclosed side porch at north side.

History: This house was built in the early 1880s, and was the residence of George Bliss Harmon and his family throughout most of the twentieth century. Harmon was a prominent businessman in the village and was mayor for fourteen years during and around World Wars I and II, guiding the village through the turbulence of the Great Depression and World War II. His accomplishments as mayor included extensive improvements to village infrastructure and services. In 1966, the College of Brockport dedicated Harmon Hall on his behalf, a year before he died. His wife continued living in the house at 91 Park Avenue until her death in 1970.

92 Park Avenue, c. 1850

One contributing building, one noncontributing building

1 ½-story front-gable painted brick house with modest Greek Revival styling; stone foundation, asphalt shingle roof. Single-bay open entry porch with square columns and pediment. Windows typically 1/1 wood sash double-hung with wood shutters, irregular fenestration. South side features 1-story fully enclosed wood porch addition. Property includes noncontributing, one-story 3-bay front-gable garage (constructed after the period of significance).

96 Park Avenue, c. 1905

One noncontributing building

1 ½-story cross-gable frame residence building remodeled front porch; concrete block foundation, vinyl siding, asphalt shingle roof. Full-width open entry porch with square vinyl sided supports and vinyl sided solid balustrade, two separate wood paneled entry doors. Windows typically 1/1 wood sash double-hung with some leaded-glass upper sashes. Tripartite window and cornice returns at gable end. Bay windows at north and south side elevations. Noncontributing due to extensive alterations, most significant being the removal/obscuring of the original Shingle Style character seen in historic photograph (loss of character defining features).

History: This house was built between 1904 and 1909 as a duplex; one couple who rented, and later owned, the house was Leon Milliman, a grocer, and his wife Ethel, who worked as a bookkeeper before her marriage and was active in the community.

101 Park Avenue, c. 1850

Two contributing buildings

2-story front-gabled and wing frame house with Greek Revival styling; sandstone foundation, wood shingle siding, asphalt shingle roof. Single-bay open entry porch with square wood supports, metal balustrades, pediment, wooden entry door. 3-bay secondary entry porch across wing has square wood supports and metal balustrades. Windows typically 6/6 wood sash double-hung with wooden storm windows. Cornice returns at gable end. Front-gable dormer with paired windows. Property includes contributing late nineteenth century 2 ½-story front-gable barn. Barn has a wide modern overhead door with hay door above and round window in gable.

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107 Park Avenue, c. 1840s

One contributing building

2-story front-gable and wing painted brick house with Greek Revival styling; sandstone foundation, asphalt shingle roof. Entry door flanked by pilasters. 3-bay secondary entry porch across wing has square wood supports and metal balustrades. Windows typically 1/1 wood sash double-hung. Cornice returns at gable end and roof of wing features shed-dormer. Attached single-bay garage at rear.

110 Park Avenue, c. 1910

One noncontributing building

1 ½-story cross-gable frame modest house; asbestos siding, asphalt shingle roof. Nearly half-width enclosed recessed entry porch with contemporary entry door. Windows typically 1/1 wood sash double-hung with shutters. Projecting 1-story window bay at front-gable portion. Includes attached 2-story wooden front-gable barn. Noncontributing due to extensive alterations.

121 Park Avenue, c. 1850s

One contributing building

1 ½-story side-gabled house of modest Greek Revival form, oriented toward High Street. Off-center entry with modest surround, flanked by double-hung windows with frieze-band windows aligned above. Rear cross-gable wing with enclosed side porch. Wood shingle siding; asphalt shingle roof. Includes single-bay attached garage.

36 South Street, c. 1925

Two contributing buildings

2 ½-story side-gable frame house with modest Colonial Revival styling; parged foundation, wood shingle siding, asphalt shingle roof. Single-bay open entry porch with square wooden supports. Windows typically 6/6 wood sash double-hung with board-and-batten shutters. Property includes contributing early twentieth-century one-story front-gable garage (appears contemporary with house). Garage has shingle siding, single overhead rolling door, and gable returns.

37 South Street, c. 1910

Two contributing buildings

2 ½-story front-gable frame house with modest Craftsman styling; concrete block foundation, vinyl siding, asphalt shingle roof. Half-width open entry porch with battered wooden columns and wooden balustrades. Entry door with sidelights. Windows typically 1/1 replacement units. Property includes contributing early twentieth-century one-story single-bay front-gable garage. Garage has wood shiplap siding with wood shingles in gable; pent roof set into gable shelters garage opening.

41 South Street, c. 1872

Two contributing buildings

2-story cross-gable frame residence with Italianate form and Colonial Revival Era porch; field stone foundation, wood shingle siding, asphalt shingle roof. Partially recessed open entry porch with battered wood columns and solid wood shingle sided balustrades, wooden entry door. Windows typically 2/2 wood sash double-hung with flat hoodmolds and shutters. Property includes contributing early twentieth-century one-story hipped-roof garage. Garage has wood shingle siding and single overhead rolling door.

History: The first house on this property was built in the 1850s. Between 1872 and 1885, the house was either expanded or, more likely, demolished and replaced; the 1885 Sanborn map shows 41 and 45 South Street with matching footprints, suggesting the two were built at the same time. Sometime in the early 1990s, the front porch was replaced and the rear side porch was enclosed.

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42 South Street, c. 1900

Two contributing buildings

2 ½-story hipped roof frame house with Classical Revival styling; sandstone foundation, wood clapboard siding, asphalt shingle roof. Full-width open entry porch with Ionic columns, spindlework balustrades, denticulated cornice and rounded arch central bay. Wooden entry door flanked by sidelights and pilasters. Windows typically 1/1 wood sash double-hung with wooden storm windows, bay window at 1st story. Decorative second-story rounded arch window. Corner boards feature Ionic pilasters. Palladian window dormer at roof. Property includes contributing early twentieth-century 1 ½-story front-gable barn/garage (built 1904-09 per Sanborn maps). Barn has wood siding and paired wood swinging/sliding doors with hay door above; doors appear original. Pent-roof side addition to garage creates a carport.

45 South Street, c. 1860s

One contributing building, one noncontributing building

2-story cross-gable modest frame building with form similar to 51 South Street; parged foundation, wood shingle siding, asphalt shingle roof. Single-bay recessed open entry porch with wood support, wood panel entry door with 4 horizontal lights, transom, and sidelights. Windows typically 1/1 wood sash double-hung. Second story features double-wooden entry door with multiple lights. East side elevation has 2-story bay window. Property includes noncontributing twentieth-century front-gabled garage with vertical siding and wide overhead rolling garage door (noncontributing due to age).

History: This house first appeared on the 1885 Sanborn map, on which it had a footprint matching that of 41 South Street, suggesting the two were built around the same time.

48 South Street, c. 1850s

One contributing building

2-story hipped-roof frame house with Italianate styling; stone foundation, asbestos siding, asphalt shingle roof. Full-width open entry porch with decorative wood supports and brackets, wooden entry door with 8-lights. Windows typically 1/1, 3/3, and 6/6 wood sash double-hung. East side elevation includes secondary entry porch with wood supports and solid balustrades. Iron cresting at roof.

51 South Street, c. 1875-85

Two contributing buildings

2-story cross-gable brick with Italianate form and features; parged stone foundation, Medina sandstone water table, asphalt shingle roof. Single-bay recessed enclosed entry porch, wood panel entry door with two lights, flanked by pilasters, second story deck with metal balustrade. Windows typically 6/1 simulated divided-light vinyl replacements; Medina sandstone sills and lintels. Two-story bay window at east side elevation. Secondary entry porch at west side elevation. Property includes contributing early twentieth-century one-story two-bay hipped-roof garage. Garage has asphalt shingle roof and two rolling overhead doors, and is set at the rear of the property behind a stockade-style gate.

54 South Street, c. 1860s

One noncontributing building

2-story front-gable frame vernacular house; rock-faced stone block foundation, vinyl siding, asphalt shingle roof. Half-width wrap-around screened-in entry porch. Windows typically 1/1 replacements, irregular fenestration, single window at gable end. Gable dormer at east side elevation, 1-story addition at west side elevation. Includes single-bay attached garage at rear. Built as a 1 ½-story house and expanded to two full stories in the mid-20th century. Noncontributing due to extensive alterations after the period of significance.

14 Spring Street, c. 1866 with early 20th Century remodeling

Two contributing buildings

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1 ½-story cross-gable on hipped-roof frame with early twentieth century craftsman features; parged foundation, wood shingle siding, asphalt shingle roof. Full-width wrap around enclosed entry porch. Windows typically 1/1 replacement units. Paired slightly projecting window at gable end. Bay window at west side elevation. Property includes contributing early twentieth-century one-story front-gable garage. Garage has shiplap siding, asphalt shingle roof, and a single wide overhead rolling door.

20/22 Spring Street, c. 1860s

Two contributing buildings

2-story cross-gable on hipped-roof frame house with modest Italianate detailing; fieldstone foundation, wood shingle siding, asphalt shingle roof. Half-width enclosed entry porch with pediment at entry bay. Windows typically 1/1 replacement units with flat and triangular pediment hoodmolds. Cornice returns at gable end. West side includes a two-story bay window and single-bay side entry porch with decorative square supports and spindlework balustrades. Property includes contributing early twentieth-century one-story 2-bay front-gable garage. Garage has two sliding doors with clerestory windows (possibly original), wood siding, and asphalt shingle roof.

13-15 State Street, c. 1870

Two contributing buildings

2-story front-gable frame modest house; parged and stone foundation, asbestos siding, asphalt shingle roof. Fully-enclosed early twentieth century one-bay hipped-roof entry porch with non-historic entry door and metal awning. Secondary entry door at east elevation. Windows typically 2/2 wood sash double-hung with decorative hoodmold over first-story windows. Property includes a contributing early twentieth-century one-story garage with wood clapboard siding and asphalt shingle roof.

History: A building on this site first appeared on the 1852 village map, but the current house's construction date is unknown. In 1872, the owner was noted on a map as being Mary Elizabeth Thompson Baker, a Civil War widow, who became the first Postmistress in Brockport, serving from 1873 to 1886; during her tenure she was injured while saving her records in a post office fire.

21 State Street, c. 1835, remodeled c. 1900

One contributing building

2 ½-story hipped-roof frame house with Colonial Revival styling; fieldstone foundation, aluminum siding, asphalt shingle roof. Single-bay entry porch with wood supports, some spindlework and some balustrades, historic wooden entry door flanked by leaded-glass sidelights. Windows typically 1/1 wood sash double-hung with paired window at second story. Two-story bay window at east side elevation. Bracketed cornice and front-gable dormers at roof. Entire front yard is paved for parking.

History: Census records suggest this house was built by George and Catherine Barnett before 1840. George was an architect and builder early in his career, and went on to work as a superintendent for the Seymour & Morgan Company where he developed his own reaper design. His daughters Mary and Frances inherited the house in 1897 and, sometime between 1898 and 1904, they had the house, enlarged from 1½ to 2 stories, and added a full-width front porch. The present smaller porch is a mid to late twentieth century replacement, done when the house was divided into rental units.

30 State Street, c. 1860s

Two contributing buildings

2 ½-story hipped-roof frame house, combining Italianate and later Colonial Revival styling; stone foundation, vinyl siding, low-pitched hipped asphalt shingle roof. Full-width open entry porch with fluted ionic columns and wood balustrade, central entry door flanked by sidelights. Windows typically paired 1/1 wood sash double-hung with flat hoodmolds, bay window at first story. Bracketed cornice and central front-gable wall dormer with 20/1 pointed arch window. East side elevation features enclosed entry porch. Property includes contributing

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early twentieth-century one-story 2-bay hipped-roof garage. Garage has two boarded openings, shiplap siding, and asphalt shingle roof.

History: This house was built in the 1860s as a manse for the First Presbyterian Church. Sanborn maps show the front porch replaced a central entry porch between 1909 and 1914.

35 State Street, First Presbyterian Church, 1852-53
Individually Listed in National Register in 1999

Brick Greek Revival church building, two stories on a raised basement. Foundation is coursed red fieldstone (sandstone) with quoins; limestone water table; brick structural walls with sills and lintels of limestone and sandstone; asphalt shingle roof; and multi-tiered belfry and steeple. The front is divided into three bays by double brick pilasters that also occur at the corners. The façade is topped with a square three-part denticulated frieze and pedimented gable roof. The belfry is recessed from the gable and is composed of a two-part tiered structure with wood cladding and double pilasters at the corners. The steeple is an eight-sided drum and metal spire that is topped with a cross. The central bay has a brick 1-½ story protruding entrance with recessed porch and columns and a double glazed entry door and transom, and is topped by a three-part frieze and pedimented gable roof. At the rear of the structure on the right is a single-story wing with a single door flanked by two small windows and on the left is a two-story sunken wing which the second floor is level with the main floor of the sanctuary, composed of eight bays of alternating brick and windows, with the innermost bay having a double glazed entry door and small metal portico. Both bays have flat roofs.

History: Constructed in 1852-53, a 1901 addition/remodeling replaced the original entry with an expanded narthex while incorporating the columns from its original design.

36 State Street, c. 1850s
Two contributing buildings

1 1/2-story cross-gable frame house with Greek Revival roofline and styling; parged stone foundation, asbestos siding, asphalt shingle roof. One-bay entry porch with round columns and battered solid base. Secondary entry door found at side 1-story addition. Windows typically 2/2 wood sash double-hung with wooden shutters. Cornice returns at gable end. Property includes contributing early twentieth century hipped-roof garage. Garage has a single entry door in place of garage doors and asphalt shingle roof.

39 State Street, c. 1888
One contributing building, one noncontributing building

2 ½-story hipped-roof with cross-gable frame house with transitional Queen Anne/Colonial Revival styling; Medina sandstone foundation, vinyl siding, asphalt shingle roof. Nearly full-width open entry porch with fluted Ionic columns and wooden balustrade, historic wooden double entry door. Windows typically 1/1 or 6/6 wood sash double-hung with irregular fenestration. 2-story bay window at front and east side elevation; side elevations feature several oriel windows. 2 front-gable dormers with fanlight windows at roof. Property includes noncontributing one-story twentieth-century front-gable 2-bay garage with wood siding and asphalt shingle roof (built outside of the period of significance).

40 State Street, c. 1840s-50s
Two contributing buildings

1 ½-story front-gable and wing frame vernacular house with modest Greek Revival styling; fieldstone foundation, asbestos siding, asphalt shingle roof. Wooden entry door features decorative door surround with multi-light transom and sidelights. Porch at wing features decorative square supports. Windows typically 1/1 wood sash double-hung. Cornice returns at gable end. Property includes contributing late nineteenth/early twentieth-century 1 1/2-story front-gable-with-jerkinhead-roof barn. Barn is clad in Craftsman-style shingles and has two bays, with a single window in gable.

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History: This house was likely built for Daniel and Eliza Pease; Daniel was a carpenter. Several generations of the Richards family lived in the house from 1870 to 1977. This family ran the "G. Richards & Sons" business and built the "Richards Block" on Market Street a devastating fire in 1877.

45 State Street, 1864

One contributing building, one noncontributing building

2 ½-story flat-roof painted brick house with Italianate styling; parged foundation. Wood panel entry door features rounded-arch bracketed hoodmold and elliptical fanlight transom. Secondary recessed entry porch with square wood supports and wood paneled door. Windows typically 1/1 wood sash double-hung with stone sills and decorative lintels. Roof features square cupola with three rounded-arch 1/1 wood sash double-hung windows at each side. Property includes stone retaining wall and noncontributing one-story, two-bay front-gable contemporary garage (noncontributing due to age).

History: Local records suggest that this house may have been built before 1850 by Ralph Goold (sometimes spelled Gould) who entered into partnership first with Thomas Roby, then Joseph Ganson, to establish a foundry that contributed to the village's prosperous farm implement manufacturing industry. Eastman Colby purchased the house in 1864 and enlarged/remodeled it in the Italianate style.

46 State Street, c. 1850s

One contributing building

2-story cross-gable brick house with modest Italianate styling; sandstone foundation, asphalt shingle roof. Full-width open entry porch with decorative square wood supports, two separate entry doors. Windows typically 6/6 wood sash double-hung, taller at first floor. Includes rear concrete block addition.

49 State Street, c. 1825, remodeled late 1860s

One contributing building

Two-story brick house with Second Empire/Italianate features. Flared mansard roof with slate shingles in various shapes; front and side dormers with segmental arched hoods and scrolled pilasters flanking windows. One-bay entry porch supported by fluted wood columns, with second-story bay window above. One oriel window on west side; east side features engaged polygonal tower with two-tiered mansard roof topped by metal cresting; secondary side entry into tower. North of the tower is a one-story, flat-roofed brick addition.

History: The original house on this lot was built by Pelatiah Rogers in the 1820s and was in the style of a Dutch row house and remodeled by architect Henry Scarles in the Second Empire style in the 1860s.

52 State Street, c. 1850s-60s

One contributing building

2 ½-story hipped-roof brick house with Italianate styling; asphalt shingle roof. Full-width wrap-around open entry porch with decorative square wooden supports and unusual patterned wooden balustrades, two separate wooden entry doors. Windows typically 6/6 wood sash double-hung. Roof features square cupola with three rounded arch 1/1 wood sash double-hung windows at each side, bracketed cornice. Large 1- and 2-story additions to east side and rear of main house; concrete block foundation, vinyl siding, and asphalt shingle roof.

History: This house was the residence of George and Marion Ward from the 1870s to the early 1900s. He was owner of the Ward Opera House in Brockport, was also a successful grocer and served as mayor for five years. In the 1930s, the house was converted into a funeral home when it was remodeled for the needs of the business. The funeral home sold the property in the 1990s.

57 State Street, ca. 1890;

One contributing building

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2 ½-story cross-gable with jerkinhead frame house with Queen Anne styling; Medina sandstone foundation, asbestos siding, asphalt shingle roof. In the twentieth century, much of the original Queen Anne detailing was removed or covered. Small pent-roof over historic double wood panel entry doors, each with large central light surrounded by smaller lights; secondary entry door at 1-story west side addition. Windows typically 1/1 wood sash double-hung with flat hoodmolds. Some decorative transoms with multiple lights. 2-story bay window at center of building, turret with bracketed cornice and finial. Bay window at east side elevation with decorative brackets.

History: The original house on this lot was built by Pelatiah Rogers, builder of several houses on state street before he and his family moved west in the early 1830s.

58 State Street, c. 1825

One contributing building

2-story side-gable frame house; fieldstone foundation, aluminum siding, asphalt shingle roof. Central single-bay open porch entry with turned wood supports and Italianate-style brackets; modern panel entry door with two small lights, flanked by pilasters. Windows typically 1/1 replacement units with flat hoodmolds and shutters. Includes porch on east side of south wing and 1-story addition on west.

History: Believed to be one of the oldest surviving houses in Brockport, also by Pelatiah Rogers. The house was occupied by land speculator James Seymour for two years while his house on Market Street was under construction.

69 State Street, c. 1823, remodeled ca. 1880

One contributing building

2 ½-story hipped-roof painted brick house with modest Italianate / Second Empire styling; brick foundation, asphalt shingle roof. Wood panel entry door features transom light and boarded up sidelight. Windows typically 1/1 wood sash double-hung with stone sills, all window and door openings feature painted brick jack-arch. Bracketed cornice and gable dormer features single window and wood shingle siding, west side features enclosed entry porch with decorative Italianate detailing.

History: Built for Priam Hill around 1823, John S. Thomas owned the house in the late 1850s early 1860s. He made the first "modern improvements," adding a furnace, running water, and gas lighting. The next owner was Horatio Nelson Beach, owner and editor of the *Brockport Republic*. He was appointed as the United States' counsel to Ecuador and Venezuela in the early 1880s by President Chester A. Arthur. Beach raised the roof of the front of the house and altered it to complete a third story for his collections, and also built a house on the north of the property for his son Lorenzo.

73 State Street, 1904-09

One contributing building

2 ½-story cross-gable frame Queen Anne style building; cut stone foundation, wood clapboard and wood shingle siding, asphalt shingle roof. Features full-width open entry porch with fluted round Doric columns and wood balustrades, wooden entry door. Windows typically 1/1 wood sash double-hung with wooden storm windows, irregular fenestration. Gable end features pent-roof, single wood window and scalloped wooden shingles.

77 State Street, c. 1885-92

One noncontributing building

2-story cross-gable frame vernacular building; parged stone foundation, vinyl siding, asphalt shingle roof. Two separate entry doors; primary entry on front elevation in full width enclosed porch and non-historic stair, secondary entry in enclosed shed style porch at east side elevation, with non-historic wood supports and

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balustrades. Pent-roof separates 1st and 2nd floor. Windows typically 1/1 wood sash double-hung and replacement units; non historic picture window at front. Noncontributing due to extensive alterations.

80 State Street, c. 1860

Two contributing buildings

1 ½-story frame house with Greek Revival styling; low-pitched gable roof with returns; parged foundation, vinyl siding, low-pitched asphalt roof. Entry door features transom window, flanked with sidelights and pilasters. Windows typically 6/6 wood sash double-hung at 1st story and 1/1 wood sash double-hung at 2nd story. Cornice returns at gable end. Wide frieze band beneath the cornice on side elevations with small wooden casement windows. Property includes contributing early twentieth-century one-story side-gable garage. Garage has vinyl siding, entry door, single garage door, and one-bay side shed addition.

History: Owned by Charles Palmer, a produce dealer, who, with his father, also patented improvements in self-raking reapers. Later owners included Emily Knapp; Mrs. Knapp was heavily involved in the establishment of the Brockport local history museum that is named for her (49 State Street).

81 State Street, c. 1905

Two contributing buildings

2 ½-story hipped-roof with cross-gable frame house with modest Queen Anne styling; asbestos siding, asphalt shingle roof. Full-width open entry porch with fluted Doric columns, wooden balustrade, historic wooden entry door. Windows typically 1/1 wood sash double-hung with irregular fenestration, bay window at second story. Roof features front-gable dormer with single window. Property includes contributing early twentieth century one-story hipped-roof garage. Garage has a single overhead rolling door and asphalt shingle roof.

85 State Street, c. 1840

One contributing building

2-story cross-gable frame house with Italianate styling; fieldstone foundation, wood clapboard siding, asphalt shingle roof. Single-bay open entry porch with round-arch roof, round fluted columns, metal balustrades. Wood paneled entry door flanked by sidelights and pilasters, topped with elliptical fanlight. Windows typically 1/1 wood sash double-hung with wooden shutters, topped with flat hoodmolds. Prominent brackets at cornice. Includes 1-story east side and rear additions.

History: This house was built around 1840 by Calvin and Mary Ann Walker. From the early 1870s to 2003 it was owned by members of the Owens and Lester families, who were local business owners and attorneys who were all active in village civic associations.

86 State Street, c. 1885-92

Two contributing buildings

2 ½-story cross-gable Queen Anne-style house; rock-faced cut stone foundation, wood clapboard and wood shingle siding, asphalt shingle roof. Full-width open entry porch with pediment at entry bay, spindlework supports and balustrades, decorative brackets, historic paired wood panel single-light entry door. Windows typically 1/1 wood sash double-hung with some leaded-glass. Cutaway bay at northwest corner. Gable end features wood shingle siding, paired windows with single-lights surrounded by smaller lights, carved wooden vergeboard. Property includes contributing one-story front-gable wood garage (early twentieth century). Garage has one off-center overhead rolling door, shiplap siding, and an asphalt shingle roof.

90 State Street, c. 1860

Two contributing buildings

2 ½-story cross-gable frame house with modest Queen Anne styling; concrete foundation, asbestos siding, asphalt shingle roof. Primary wood panel entry door features bracketed hoodmold, transom window and sidelights. Secondary enclosed porch at west side elevation. Windows typically 1/1 wood sash double-hung

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with flat hoodmolds. Cutaway bay with decorative bracket at northwest corner. Paired wood windows at gable end. Property includes contributing one-story frame front-gable garage(early twentieth century).

History: Built between 1858 and 1861; the Queen Anne detailing suggests the house was remodeled in the 1880s-90s.

91 State Street, c. 1840s

One noncontributing building

2-story side-gable frame vernacular house; vinyl siding, asphalt shingle roof. 2/3-width open entry porch with spindlework supports and wood balustrades. Front entry features wooden frame with wooden sidelights and pilasters. Windows typically 6/6 simulated divided-light vinyl replacement units. Solar panels on front surface of roof. Includes single-bay gable attached garage. Noncontributing due to extensive recent alterations/loss of features.

93-95 State Street, c. 1870s

One contributing building

2-story front-gable frame vernacular house with modest Greek Revival styling; parged stone foundation, vinyl siding, asphalt shingle roof. Full-width open entry porch with rounded fluted columns and balustrades, recessed entry door with double wooden entry doors and transom window. Windows typically 1/1 wood sash double-hung with vinyl shutters.

History: Historic maps indicate that the house originally had a wraparound porch, added between 1898 and 1904.

94-96 State Street, c. 1850

One contributing building, One noncontributing shed

2-story front-gable frame house with Italianate styling; wood clapboard siding, asphalt shingle roof. Recessed single-bay open entry porch with square decorative wooden supports, balustrades and brackets, wooden entry door. Windows typically 1/1 wood sash double-hung with pediments. Cornice features decorative double brackets. East side features secondary entry porch with round columns and wood balustrades. Property includes non-historic shed.

97-99 State Street, c. 1895

Two contributing buildings

2 1/2-story multiple front-gable frame house with modest Queen Anne styling; fieldstone foundation, asbestos siding, asphalt shingle roof. Half-width open entry porch with metal supports and balustrades. Windows typically 1/1 wood sash double-hung with irregular fenestration. Smaller gable end features multi-light wood window and larger gable features paired 4/1 wood windows. West side features single-bay recessed entry porch with spindlework support and wood balustrades. Property includes large, contributing nineteenth-century 2-story side-gable wooden barn. Barn has two overhead garage door and a hay door.

100 State Street, c.1861-72

One contributing building

2-story cross-gable modest Italianate frame house with Craftsman style porch; sandstone foundation, vinyl siding, asphalt shingle roof. Full-width open entry porch with battered wood columns atop brick piers, wood balustrades, two separate entry doors. Windows typically 1/1 replacement units with flat hoodmolds, bay window at first story. Secondary porch at east side of rear wing with decorative square wooden Italianate columns and wood balustrades.

History: The house was one of several houses built in the mid-nineteenth century by the Gordon family who operated a lumber mill in the area.

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108 State Street, ca. 1880

One contributing building

2-story cross-gable frame house with Italianate styling; sandstone foundation, wood clapboard siding, asphalt shingle roof. Recessed open entry porch with decorative wooden brackets and metal support, historic wood panel double entry door. Windows typically 1/1 wood sash double-hung with modern storm windows and wooden window frames topped with a bracketed decorative pediment. West side elevation features bay window and porch with spindlework supports and wood balustrade.

History: An earlier building on the lot was used by L. Gordon, probably for storage for the Gordon lumber yard across the street. By 1885, the building was replaced by the extant house that was one of several houses built by the Gordon family.

114 State Street, c. 1870s

Two contributing buildings

2-story cross-gable frame vernacular house; parged foundation, aluminum siding, asphalt shingle roof. Half-width open entry porch with pediment at corner, round wooden columns. Windows typically 1/1 replacement units. Property includes contributing early twentieth-century one-story, single-bay front-gable garage. Garage has swinging double doors, shiplap siding, and asphalt shingle roof.

History: The house was another built by the Gordon family near their lumber milling operation.

118 State Street, c. 1890s

Two contributing buildings

2 ½-story cross-gable with mansard roof tower frame house with Queen Anne styling; sandstone foundation, vinyl siding, asphalt shingle roof. Wooden entry door. Newer (2014) full-width front porch. Windows typically 1/1 wood sash double-hung, some leaded-glass casement windows. Includes two story cutaway bay windows at front and west side elevations. Gable ends feature fish-scale shingle siding. Porch with spindle work supports and balustrades at west side. Enclosed stair to second story at east side. Property includes contributing large nineteenth-century two-story front-gable wooden barn. Barn has steeply pitched gable roof and two windows on street side.

45 Union Street, c. 1970s

Two noncontributing buildings

Late twentieth-century Colonial Revival house; two-story main block flanked by one-story wings; west wing was originally an attached garage, later enclosed as living space. First story clad in brick, second story in aluminum siding. Windows are 1/1 double-hung sash, occurring singly and in pairs. Property includes a non-historic A-frame building; both are noncontributing due to age. Both buildings are set far back from Park Avenue near the west edge of the lot; house is oriented to Union Street. Both are noncontributing due to age/constructed after the period of significance.

Remembrance Park, mid-19th century

One contributing site

Remembrance Park is a triangular site at the irregular intersection of Park Avenue and High Street. It is bounded on two sides by Park Avenue (which forks to either side of the park) and on the third side by High Street. The park is level and grassy, and contains several mature and young trees, a non-historic metal bench, and an irregularly shaped central planting area.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

Social history

Architecture

Period of Significance

Ca. 1820-1930

Significant Dates

Ca. 1820, 1930

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Pelatah Rogers, Hiram Hatch

Henry Scarles

Criteria Considerations

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

Property is:

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

Period of Significance (justification) The period ca. 1820 through 1930 represents the extent of the development of the nominated district as a residential neighborhood and the growth of the village of Brockport.

Criteria Considerations (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Park Avenue & State Street Historic District is significant under Criterion C as a collection of high-style and vernacular examples of domestic architecture representing the evolution of residential architectural styles in the village of Brockport from the 1820s into the early twentieth century. This district is the residential counterpart to the adjacent Main Street Historic District, which is the commercial and industrial core of the village. The two developed in tandem, and many of the residents of the district during the period of significance were associated with businesses located on and around Main Street. It is also significant under Criterion A in the area of social history, as this Erie Canal village's premier nineteenth-century residential neighborhood. The district has added significance under Criterion A as illustrating the change in Brockport's demographics. The neighborhood's first occupants were members of Brockport's leading industries and small-business owners, as well as families prominent in Brockport's business, political and social spheres. As the economy changed, the area included immigrants and employees of the various businesses and industries in the village. The district's period of significance is circa 1820-1930, a time period that encompasses the architectural and social development of the district, starting in the era when Brockport was a growing village, home to thriving industrial and commercial enterprises, and encompassing the railroad era. The period ends at a time when the neighborhood was fully built out and Brockport's orientation was shifting from commerce and industry to education, due to the decline of local industry and growth of what is now the College at Brockport/State University of New York. Most houses in the district were built in the second half of the nineteenth century, with the rest built in the early nineteenth and early twentieth centuries. During this century-long period, the district was home to many of the leading industrialists, inventors, philanthropists, politicians, and business owners whose activities contributed to the village's canal and railroad-era prosperity. Many of these buildings in the nominated district reflect this era of development through their collective integrity in terms of workmanship, design, setting, location, feeling and association.

Developmental history/additional historic context information (Provide at least **one** paragraph for each area of significance.)

Criterion A: History & Social Development of the Village of Brockport

The village of Brockport is located in the so-called "Triangle Tract," an area that encompassed parts of what is now eastern Genesee County and western Monroe County. The Triangle Tract was an area of approximately 87,000 acres created through an intentional or unintentional error in the survey that fixed the western boundary of the Phelps and Gorham Purchase, by which Oliver Phelps and Nathaniel Gorham acquired the rights to approximately 6,000,000 acres of land in what is now western New York from the commonwealth of

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Massachusetts in 1788. In order to secure clear title, Phelps and Gorham had to negotiate with the Seneca Nation to extinguish their rights to the lands. The negotiations resulted in a treaty fixing the western boundary of Phelps and Gorham's title as a line parallel to and twelve miles west of the Genesee River. Phelps and Gorham's surveyor, however, ran the west boundary due north from LeRoy. The "Triangle Tract" refers to the wedge-shaped land between the boundary drawn north from LeRoy and the line running parallel to the Genesee River. After Phelps and Gorham defaulted in 1790, their unsold land was returned to the Seneca, who sold it to Robert Morris in 1791. Morris, in turn, sold the land in 1793 to a syndicate of investors (Herman LeRoy, William Bayard, James McEvers, and Matthew Clarkson), who opened it to settlement in 1801.

To facilitate access to the land, the syndicate established a north-south road through the former "Triangle Tract" from LeRoy to Lake Ontario; today this road is known as Lake Road or Route 19 or Main Street in the village of Brockport. The first east-west road was Ridge Road, which ran along the ancient geological rise that marks the prehistoric southern shore of Lake Ontario. When settlers began arriving from the east around 1803, they established farms and homes in present-day Clarkson, at the intersection of these two early roads.

When the course of the Erie Canal was determined in 1821, land speculators began investing in property along the route. The intersection of the canal and Lake Road (Route 19) attracted the attention of two investors, Hiel Brockway and James Seymour, who were already active in the Clarkson area, but foresaw that the presence of the canal would cause development to shift to the south. Brockway initially concentrated on land west of Lake Road (now Main Street in Brockport), and Seymour, with partners Abel Baldwin and Myron Holley, purchased land east of Lake Road/Main Street, including the area that would become the Park Avenue & State Street Historic District. James Seymour further influenced the area's future by persuading the canal commission, which included his cousin and silent partner, Henry Seymour, as well as another business partner, Myron Holley, to select the future site of Brockport to serve as the temporary canal terminus while the locks at Lockport were being built. James Seymour lived briefly at 58 State Street while his house on Main Street was under construction. By 1827 financial troubles forced Seymour and his partners to sell their holdings to Brockway. When the village was incorporated in 1829, it was named Brockport in honor of Hiel Brockway's principal role in its development.

The Erie Canal transformed communities along its route from remote pioneer outposts to boomtowns. Brockport, which had already begun to prosper as the temporary canal terminus, was an example: as the canal enabled farmers to quickly ship produce to markets well beyond the immediate region, Brockport became a center for processing, storage, and transfer of agricultural goods. The canal was the impetus for local rapid growth as merchants established businesses such as blacksmith shops, dry goods stores, tailors,

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inns, and taverns to serve the needs of residents and travelers. Thomas Cornes was one of many business owners who prospered in canal-era Brockport. He built a Greek Revival house at 26 South Street in the 1830s within walking distance of his successful slaughterhouse on State Street (east of the Park Avenue & State Street district) and butcher shop on Main Street. He also served the young community as a village trustee and mayor, as well as Sweden town supervisor.

The canal also made it feasible to transport manufactured goods, sparking the growth of industry along its route. Soon after the canal opened, Brockport developed a specialization in the production of iron agricultural implements. This industry had its local origins in 1828, when the first foundry in Brockport known as Backus and Ganson was established on South Street. At least five other foundries were established in the 1820s and 1830s. The lineage and ownership of the various foundries were quite tangled with partnerships forming and dissolving at a rapid rate. One name that comes up frequently in histories of Brockport's early farm implement industry was Ralph Goold (or Gould), who lived at 45 State Street, again, within walking distance of Main Street and the canal.

At least two of the local foundries produced threshing machines. Congressman Elias B. Holmes suggested to Cyrus McCormick that he consider having the Brockport foundries produce his patented reapers. In 1845, McCormick licensed Backus, Fitch & Co., to manufacture 100 reapers. After Backus, Fitch & Co.'s efforts failed, McCormick licensed the Globe Iron Works, led by William H. Seymour and Dayton S. Morgan, to manufacture the reapers. Globe Iron Works was successful and went on to become a leader in the industry, developing design improvements that enabled the company to produce high-quality machinery that was sold throughout the Midwest. William H. Seymour lived most of his long life at 49 State Street, which he had expanded and remodeled to its current Second Empire style. George Barnett, who lived at 21 State Street, was plant superintendent in 1846, when Globe Iron Works successfully produced the first 100 reapers, and was believed to have played an important role in the company's subsequent improvements to the design that cemented the company's success.²

McCormick moved his business to Chicago in 1848, but Globe Iron Works (later known as Seymour and Morgan) continued manufacturing reapers of its own design and other farm implements. The company was later reorganized first as Seymour, Morgan, Allen & Co and later as D.S. Morgan & Company. Farm machinery remained a leading industry in Brockport in the second half of the nineteenth century and produced much of the wealth and employment that fueled the village's residential and commercial growth. Orville

²William G. Andrews, *Early Brockport* (Brockport, NY: Village of Brockport 175th Anniversary Committee, 2005), 109-110. Barnett's house was extensively altered around the turn of the 20th century by his descendants.

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Cooley, who lived at 87 Park Avenue in the 1870s, was an inventor for Johnston Harvester whose name appeared on many of the company's patents while the plant was in Brockport. The Johnston Harvester Company, later part of International Harvester Co., was another important local company in this industry, producing a device patented by Samuel Johnston in 1865 until the factory burned in 1882 and the plant was rebuilt in Batavia (Genesee County).

As the canal brought prosperity to the village, churches and a post office were established in Brockport to service the growing population. One of the first congregations to form was the First Congregational Society in 1827, which officially became the First Presbyterian Church in 1841 after years of controversy over which denomination the society would follow. In 1852, the congregation built a new church on State Street (35 State Street) that was a large Greek Revival brick building located at the edge of a residential neighborhood close to Main Street. In 1819, Brockport's first post office was established in a store on Main Street. Mary Elizabeth Thompson Baker, a Civil War widow was the postmistress in Brockport from 1873 to 1886, residing close to Main Street at 15 State Street. The citizens of Brockport came to her aid when President Ulysses S. Grant suddenly withdrew her appointment in favor of newspaper owner Horatio N. Beach. Over 100 citizens sent telegrams in support of Mrs. Baker to President Grant, who eventually reversed his decision. Another nonresidential building in the district built at about the same time was the circa 1850 public school that was constructed at the northwest corner of Union Street and Park Avenue to serve the growing population east of Main Street. The building was converted into a hardware warehouse between 1904 and 1909 and demolished later in the twentieth century; today the lot is occupied by a house (45 Union Street).

By the turn-of-the-twentieth century, Park Avenue and State Streets became the preferred neighborhood for Brockport's professionals and business owners. Older homes were purchased and often updated, such as the previously mentioned residence at 49 State Street, which was originally built in the 1820s and updated by William Seymour, who hired architect Henry Scarles to remodel the house with its extant Second Empire features. His son, James Seymour, donated the property to the village of Brockport along with an endowment for the purpose of establishing a library at the house. The building is now used as the Brockport Village Hall and Emily L. Knapp Museum and Local History Library.

When Charles Van Eps bought the old house at 57 State Street, he either had it extensively remodeled or demolished and built a new house in the early 1890s. His wife, Cornelia Smith Van Eps, was an expert in nutrition and wellness who lectured on the topic around western New York in the early twentieth century. Other prominent people drawn to the neighborhood were local attorney Horace J. Thomas, who lived at 12

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High Street. The house was later purchased by William Henry Cooley, an inventor whose patents included an electric system of distribution and control for electric railways. Around 1904, A.B. and his wife, Wilhemina (Minnie) Kelsoe Elwell, had a house built for them at 24 Park Avenue. A.B. Elwell was a local historian and amateur photographer who documented the history of the village in the 1950s.³

The heyday of the Erie Canal as the most efficient mode of long-distance transportation lasted from 1825 until the 1850s, when the New York Central Railroad's Niagara Falls branch reached Brockport. The line ran about five blocks south of the central business district, just south of the Park Avenue & State Street Historic District. Warehouses and factories clustered around the railroad line; the largest was the Moore-Shafer Shoe factory on Park Avenue, of which Wilson Moore of 39 State Street was a co-founder. Hotels were also found near the rail line, particularly around the passenger depot on Park Avenue; one such establishment was the Lark Inn, owned by James Larkin, who lived at 79 Park Avenue from 1920 to 1930 (after the Lark Inn burned in 1913). A secondary rail line was added in 1908 when the Buffalo, Lockport and Rochester (later Rochester, Lockport, and Buffalo) Railroad, an electric interurban line, opened with tracks running along State Street; this line provided mainly commuter service until 1931.

In hopes that canal upgrades would help the waterway compete with the railroad, New York State undertook efforts to enlarge the prism and straighten its route throughout the nineteenth century, culminating in the transformation of the Erie Canal into the Barge Canal in the mid-1910s. While the canal was rerouted to bypass some communities, notably the three largest upstate cities, the canal's route was not changed in Brockport and its commercial center remained intact. Despite these efforts, the reconstructed canal was never able to regain its former commercial importance or profitability, and by the end of the twentieth century was valued primarily as a recreational, rather than commercial, asset.

Brockport's prosperity and growth peaked in the 1880s, beginning to decline after the Johnston Harvester company moved to Batavia in 1882, followed by the closure of the D.S. Morgan Company in 1894. The village's twentieth-century economic trajectory was similar to that of other Erie Canal communities in upstate New York, with the rapid pace of industrial and commercial growth that characterized the nineteenth century tapering in the twentieth century as proximity to the canal ceased to be a competitive advantage. Although Brockport, like other villages, lost a number of longstanding businesses and industrial facilities as companies closed or moved their operations elsewhere once they were no longer dependent on the canal or railroad, it retained a substantial industrial base well into the twentieth century. Companies like 3-M, General Electric and

³ Relatives of A.B. still owned the house as of 2014.

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Black & Decker operated in Brockport well after World War II, and the village retains a large industrial complex east of the Park Avenue & State Street Historic District.

The College at Brockport, now part of the State University of New York (SUNY) system, played an increasingly important role in the village's economy throughout the nineteenth and twentieth centuries. The first effort to establish a college in Brockport began in the 1830s, when Hiel Brockway donated land and the village constructed a building in hopes of attracting a Baptist college. That effort failed, but higher education remained a priority, and the Brockport Collegiate Institute was founded as a preparatory school in 1841. The Collegiate Institute became a state normal school in 1867 and a public liberal arts college in 1962. Residents of the Park Avenue & State Street Historic District played key roles in all phases of its growth: John A. Latta, who lived at 69 State Street, was an original stockholder in the institute who remained involved in its governance; Thomas Cornes (26 South Street) was a member of the first Board of Managers after the college became a Normal School; and George Harmon (91 Park Avenue) headed the 1937 fund drive that raised money for the construction of what would be Hartwell Hall, thereby securing the school's future. With the school west of Main Street, few professors lived on the east side of the village, with an exception being Charles Seeley (who preceded George Harmon as owner of 91 Park Avenue), and served as chair of the department of ancient languages around the turn-of-the-twentieth century.

After World War II, as the college grew from a primarily local institution to a significant component of the State University of New York system and enrollment grew from a few hundred students to a peak of around 12,000; enrollment today is about 7,100 undergraduate and 1,000 graduate students. Located in the southwest quadrant of the village, the college is not physically adjacent to the Park Avenue & State Street Historic District, but with enrollment comparable to that of the permanent population of the village (which was 8,336 as of the 2010 census), it has a significant impact on the economy and demographics of the entire village, including the district.

Park Avenue and State Streets: Development and Architecture

Brockport developed according to a pattern typical of Erie Canal villages, with the right-angle intersection of the Erie Canal and Main Street (Route 19) becoming the commercial center of the community. Most early development in the village center occurred south of the canal. At first, residential development occurred along Main Street south of the commercial core. As the village expanded, neighborhoods developed along gridded streets to either side of Main Street. The Park Avenue & State Street Historic District runs parallel to and

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immediately east of the National Register-listed Main Street Historic District, which encompasses the village's historic commercial and industrial core and largely represents this "second wave" of population growth. The development of the two areas complemented each other, with the pace and character of residential growth reflecting the opportunities for commerce and employment in the downtown district within walking distance from one's house. As previously mentioned, many of the community's commercial, industrial, and political leaders built and occupied houses along Park Avenue, State Street, and other streets in the district.

The streets in the district were first laid out in the 1820s: State Street in 1822, South Street and Park Avenue (originally called Market Street, then Mechanic Street) in 1828, and Union Street in 1830, and some of the extant buildings reflect this early period. One of the earliest houses in the district and possibly the oldest is located at 58 State Street. It was the short-term home of James Seymour, one of the major land speculators during the Erie Canal era. Its tall windows and lack of Greek Revival gable returns suggests a style closer to the Federal than the Greek Revival, but it was later altered by the addition of an Italianate entry porch. Most extant houses from the early canal era are Greek Revival in form: examples include 92, 101, 107, and 121 Park Avenue, all of which retain their distinctive low-pitched roofline, gable returns, cornice trim, and regular fenestration. The houses at 26 South Street and 26, 40, and 80 State Street also retain characteristic Greek Revival massing despite later alterations, mostly of siding and loss of some details. Perhaps the best example of the Greek Revival style in the district is the imposing First Presbyterian Church at 35 State Street, built in 1852-53, replacing a smaller brick church built in the early 1830s. As described in the 1999 National Register nomination for the church, the building was the largest place of assembly in the village and served as the site of many important local meetings and events.

While most of the Park Avenue and State Street neighborhood was always residential in character, the development of the east end of State Street was shaped by the presence of early industry, still evident in the surviving housing at this edge of the district. The first map of the village, dated 1852, shows a tannery on the north side of State Street just east of the present village and a steam grist mill on the south side of the street in the vicinity of present-day Gordon Street. In 1863, Luther Gordon established a planing mill south of the canal, near the end of Gordon Street; this became the largest of a number of lumber businesses in Brockport in the 1860s. The Gordon family, for whom Gordon Street was named, developed several modest houses along State Street, such as 103 State Street, possibly as worker housing or offices. Other Gordon buildings are 100, 108, and 114 State Street, built as the company subdivided part of its property in the last quarter of the nineteenth century. By 1872, maps indicated that a slaughterhouse and cooper shop were also located just east of the district. Because of the association with and proximity to early industry, this outlying section of

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State Street was traditionally the location of homes for working-class residents, including immigrant families, and was characterized by modest interpretations of the Greek Revival and Italianate styles.

In the late nineteenth century, two of Brockport's biggest employers, D.S. Morgan & Company and the Moore-Shafer Shoe Company, were also located just outside the district at the east end of Spring Street and the south end of Park Avenue, respectively. The cofounders and a number of residents of the district were employed at these two companies. The area around the D.S. Morgan facility became an industrial complex where many later manufacturing enterprises were located, including the Brockport Piano Manufacturing Company and Brockport Cold Storage Company. The site remains an active industrial area today. The Moore-Shafer Shoe Company lasted until the late 1920s, after which the building was occupied by various other firms before it burned in 1974. The house at 39 State Street was built in 1888 by Wilson Moore, founder of the Moore-Shafer Shoe Manufacturing Company, with his cousin Manley A. Shafer. Moore was also active in civic affairs, as a co-founder and director of the Brockport Rural Cemetery Association, member and vestryman of St. Luke's Episcopal Church, and board member of the State Normal School.

As the village's early industry flourished from the 1850s to 1870s and the village's population grew, the Park and State area saw steady development in the district. Available land and its park-like character attracted those who could build more fashionable residences. Houses built in this era typically displayed features characteristic of the popular Italianate style; the best examples include 52 State Street and 63 Park Avenue, both of which feature low-pitched hipped rooflines with cupolas, wide overhanging eaves, and square chamfered porch posts. Also common in the district are houses with a traditional front-gable and side-wing form accented by Italianate detail at the porch and/or windows; good examples can be seen at 79 Park Avenue and 94 State Street.

In the mid-nineteenth century, some of the district's prosperous owners expanded and remodeled their early nineteenth century houses to keep up with changing architectural tastes. In some cases, such as 45 State Street and 12 High Street, this was done so thoroughly that little trace of the original building remains and the result, from the public right-of-way at least, is a thoroughly Italianate building with no readily discernible exterior evidence of its earlier form or style. In other cases, the result was a hybrid of styles, such as the Greek Revival form with Italianate features seen at 73 Park Avenue, 46 State Street, and 85 State Street. The house at 73 Park was purchased in the late 1870s by the Benedict family, who had it transformed from a modest Greek Revival to its current Italianate style, including the addition of the front and side porches, the bay window, cornice brackets, possibly an addition to the rear, as well as extensive interior alterations, including the addition of a fireplace, new bathrooms, and a modern kitchen. Also the result of extensive

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remodeling is the district's one example of the Second Empire style, which was similar to and roughly contemporary to the Italianate style. The Seymour House at 49 State Street was built in the 1820s and remodeled in the 1860s with a fashionable French-inspired mansard roof. Its more modest and architecturally simple origins remain visible in its plain exterior wall surfaces and unornamented windows.

During the last two decades of the nineteenth century, most remaining lots in the neighborhood were filled by Queen Anne style houses and a few more houses underwent stylistic updates to suit the tastes of the owners. The best examples of the Queen Anne style, demonstrating the complex rooflines and wall surfaces as well as the intricate decorative detailing associated with the style, can be seen at 86 State Street and 41, 91, and 24 Park Avenue (enclosed porch not original); modest, vernacular houses with some applied Queen Anne or Eastlake trim are at 47 and 54 Park Avenue. An interesting house from the period is at 57 State Street; the original house on the lot was an early canal era house built by Pelatiah Rogers that was either remodeled or replaced in the 1890s by the present turreted house, which has a twin located at 307 South Main Street (outside the district). The house at 57 State Street has been altered by removal of the front porch and addition of synthetic siding, but it retains its characteristically complicated roofline and some decorative details, including a finial and delicate brackets at the pyramidal tower roof.

By the end of the nineteenth century, the district was largely built out, and as a result, early twentieth-century styles are less common than earlier styles; examples include Free Classic (or transitional Queen Anne/Colonial Revival, 39 State Street, 118 State Street, 81 State Street, 24 Park Avenue, 73 State Street) and Colonial Revival (36 and 42 South Street). The houses at 21 State Street and 30 State Street were remodeled in this period to reflect the Colonial Revival style; at 30 State Street the earlier origins of the house are evident in the Italianate roofline and brackets that remain. Only two houses in the district were built in the period between World War I and World War II: the Colonial Revival house at 36 South Street and the modest Craftsman style house at 50 Park Avenue.

Conclusion

The last lots in the Park Avenue & State Street Historic District were filled by the 1930s. Since then, changes in the district have largely been prompted by demographic shifts in the village as many of the village's major industrial employers closed or left and the college became an increasingly significant source of employment and housing demand. Throughout the village, houses began to be converted into single-family and multifamily rental units in the mid-twentieth century. In some cases within the district this occurred in the late 1930s or early 1940s, during the housing shortages associated with the Great Depression and World War II. The trend accelerated in response to the expansion of the college's rapid growth and is particularly noticeable in

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neighborhoods west of Main Street (closer to the college), but has affected some houses in the Park Avenue & State Street district as well.

Streetscapes in the district retain high architectural integrity, with the only gap in the streetscape occurring at the northwest corner of Union Street and Park Avenue (45 Union Street, former site of a school, now occupied by a late twentieth-century house). The practice of dramatically transforming houses to update their style was prevalent in the nineteenth century, such as several modest Greek Revival houses that were remodeled in the then-fashionable Italianate style; however, similarly dramatic alterations were uncommon in the twentieth century. Twentieth-century changes tended to be less extensive; for example, some houses in the district received synthetic siding and/or replacement windows. Overall, despite changes to individual houses, the integrity of the district as a whole remains high, and the district's character as the residential counterpart to the adjacent Main Street Historic District remains evident.

9. Major Bibliographical References

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Brockport Preservation Commission

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ±22.64 acres
 (Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>261581</u> Easting	<u>4788851</u> Northing	7	<u>18N</u> Zone	<u>261330</u> Easting	<u>4788492</u> Northing
2	<u>18N</u> Zone	<u>261685</u> Easting	<u>4788779</u> Northing	8	<u>18N</u> Zone	<u>261353</u> Easting	<u>4788823</u> Northing
3	<u>18N</u> Zone	<u>261736</u> Easting	<u>4788703</u> Northing	9	<u>18N</u> Zone	<u>261359</u> Easting	<u>4788854</u> Northing
4	<u>18N</u> Zone	<u>261729</u> Easting	<u>4788666</u> Northing	10	<u>18N</u> Zone	<u>261375</u> Easting	<u>4788867</u> Northing
5	<u>18N</u> Zone	<u>261491</u> Easting	<u>4788389</u> Northing	11	<u>18N</u> Zone	<u>261513</u> Easting	<u>4788864</u> Northing
6	<u>18N</u> Zone	<u>261431</u> Easting	<u>4788399</u> Northing	12	_____ Zone	_____ Easting	_____ Northing

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

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the largest number of contiguous resources that represent the district and its period of significance and includes residential properties and a village park, south and east of the canal in the village of Brockport. The boundary contains a cohesive collection of high-style and vernacular architecture from the early nineteenth to the early twentieth century. Houses display a range of ages, scales, and levels of sophistication, but share a common history (feeling and association) within the district.

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11. Form Prepared By

name/title Katie Eggers Comeau
organization Bero Architecture PLLC date 11 June 2015
street & number 32 Winthrop St telephone 585-262-3035
city or town Rochester state NY zip code 14607
e-mail kcomeau@beroarchitecture.com

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Park Ave & State St Historic District

City or Vicinity: Brockport

County: Monroe State: NY

Photographer: Bero Architecture PLLC

Date Photographed: June 2014

Description of Photograph(s) and number:

- 0001 of 0020: State Street looking south east from #30.
- 0002 of 0020: 45 & 49 State Street, looking northeast.
- 0003 of 0020: 52 & 58 State Street, looking southeast.
- 0004 of 0020: View from 73 State Street, looking northwest.
- 0005 of 0020: 81 & 85 State Street looking northwest.
- 0006 of 0020: View from 86 State Street looking southeast.
- 0007 of 0020: 94 State Street looking southwest.
- 0008 of 0020: Northeast end of Park Avenue, looking southeast.
- 0009 of 0020: Northwest end of Park Avenue, looking southwest.
- 0010 of 0020: Southwest view of Park Avenue from #50.
- 0011 of 0020: East side of Park Avenue looking north #55.

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- 0012 of 0020: 63 Park Ave looking southeast.
- 0013 of 0020: East side of Park Avenue looking north from #91.
- 0014 of 0020: 14 & 20 Spring Street looking southeast.
- 0015 of 0020: 101 Park Avenue looking northeast.
- 0016 of 0020: North side of South Street looking east from #41.
- 0017 of 0020: 42 & 36 South Street, looking southwest.
- 0018 of 0020: 107 Park Avenue, looking northeast.
- 0019 of 0020: Park Avenue looking north from Remembrance Park.
- 0020 of 0020: South end of Park Avenue at High Street, looking south.

Property Owner:
(Complete this item at the request of the SHPO or FPO.)

name N/A
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

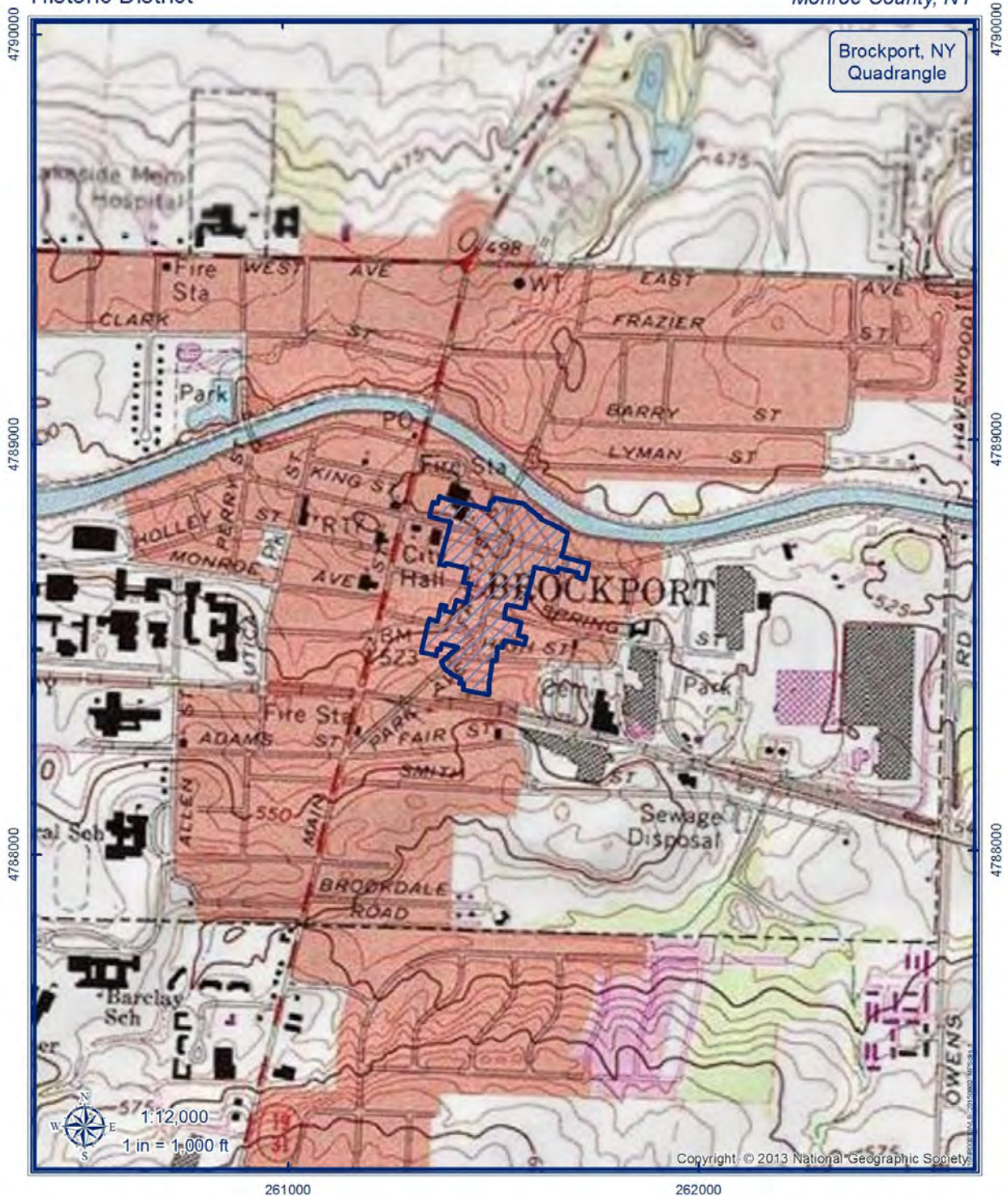
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Park Avenue & State Street Historic District
Name of Property

Monroe County, NY
County and State

Park Avenue & State Street
Historic District

City of Brockport,
Monroe County, NY



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



Park Ave. & State St.



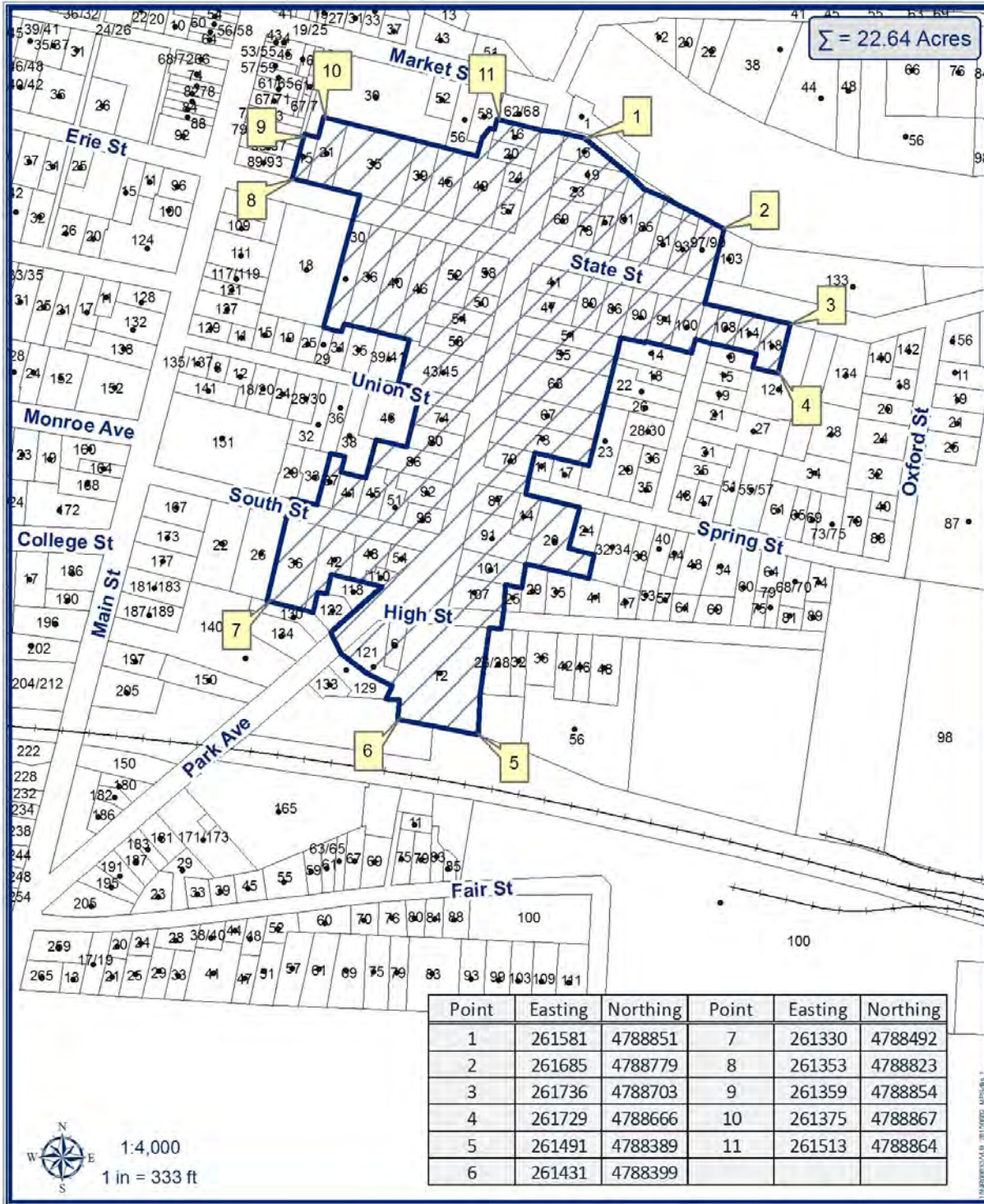
Parks, Recreation
and Historic Preservation

Park Avenue & State Street Historic District
 Name of Property

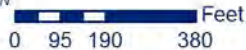
Monroe County, NY
 County and State

Park Avenue & State Street
 Historic District

City of Brockport,
 Monroe County, NY



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



Park Ave. & State St.





Parks, Recreation
 and Historic Preservation

Park Avenue & State Street Historic District
Name of Property

Monroe County, NY
County and State



-  Non-contributing
-  Individually Listed on NR

Park Avenue / State Street Historic District

Photo Key

Brockport, Monroe County, New York









































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Park Avenue and State Street Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Monroe

DATE RECEIVED: 7/10/15 DATE OF PENDING LIST: 8/04/15
DATE OF 16TH DAY: 8/19/15 DATE OF 45TH DAY: 8/25/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000538

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9-24-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered by
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Park Avenue & State Street Historic District
Name of Property

Monroe County, NY
County and State

April 14, 2015

Ms. Virginia Bartos
Division for Historic Preservation
Peebles Island State Park
Box 189
Waterford, NY 12188

Dear Ms. Bartos,

I write to express strong support for creating the "Park Avenue/State Street Historic District" in Brockport, New York.

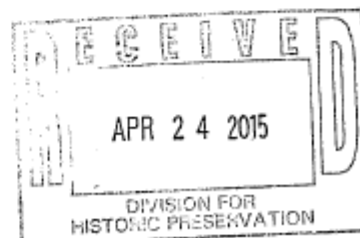
This is an area characterized by lovely woodframe Victorian houses that deserves this designation.

As a home owner in the proposed district I am delighted your are proposing this designation for our neighborhood.

Sincerely,



W. Bruce Leslie
54 Park Ave.





**Parks, Recreation
and Historic Preservation**

RECEIVED 2280

JUL 10 2015

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

Nat. Register of Historic Places
National Park Service

1 July 2015

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following three nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Holley Village Historic District, Orleans County
Park Avenue and State Street Historic District, Monroe County
Sylvan Grove Cemetery, Richmond County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office