

Clinton-Columbia Historic District
 Name of Property

Chemung, NY
 County and State

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 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

Contributing	Noncontributing	
83	15	buildings
0	0	sites
0	0	structures
0	0	objects
83	15	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

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Domestic / single dwelling
 Domestic / multiple dwelling

Current Functions
 (Enter categories from instructions.)

Domestic / single dwelling
 Domestic / multiple dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

Mid-19th Century: Greek Revival, Italianate; Late
 19th Century: Second Empire, Queen Anne,
 Eastern Stick; Early 20th Century: Colonial Revival,
 Craftsman, Prairie

Materials
 (Enter categories from instructions.)

foundation: Stone, Concrete, Brick
 walls: Wood, Brick, Aluminum, Vinyl, Asphalt
 Shingle, stone, concrete
 roof: Asphalt, slate
 other: Metal coping

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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

Elmira is a small city located in the southwest section of Chemung County in the Southern Tier of New York State, close to the Pennsylvania border. The Clinton-Columbia Historic District includes approximately 17 acres, located northwest of the Elmira Civic Historic District (NR listed 1980) and north of the existing Near Westside Historic District (NR listed 1983). Properties within the nominated district are single and multi-family residential buildings constructed from the mid nineteenth century through the early 1920s, with the majority of the buildings constructed around the turn-of-the-twentieth century. Overall, the district includes 68 contributing primary properties and 15 contributing secondary buildings/structures (mostly garages and carriage houses) contemporary with the primary resources. The neighborhood began to develop around 1850, as Elmira shifted from an agricultural to an industrial based economy. New immigrants and settlers arrived to work at the mills, factories and railroads, and some farmers began to migrate to the city for the same job opportunities. The need for housing and the available lands on the north side of the city resulted in the early development of this section of the city into worker and middle class housing.

The residential architecture of the district contains a wide variety of styles popular from the mid-1800s through the early twentieth century. The Italianate and Queen Anne styles clearly predominate; however, examples of other styles found in the district include the late Greek Revival, Second Empire, Eastern Stick, Colonial Revival, and Craftsman styles. The buildings within the district have retained a high level of architectural integrity in terms of historic materials/features, character, feeling and association and remain in generally good condition, adding to the historic significance of the district as a whole.

Narrative Description

Elmira is located in the southwest portion of Chemung County in the Southern Tier area of New York State. Elmira is the county seat and is situated along Interstate 86 (formerly State Route 17) and Route 14; the latter cuts north-south through the heart of the city and continues on to the villages of Montour Falls and Watkins Glen, south of Seneca Lake. The Chemung River runs through the city, separating it into the downtown and residential sections to the north and more residential, some commercial, and the historic industrial sections of the city to the south. The south section includes the Maple Avenue Historic District, which was recently listed in the National Register of Historic Places (2013).

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The Clinton-Columbia Historic District is located on the north side of the city of Elmira, occupying roughly 17 acres, and is composed of properties along West Clinton Street, College Avenue, Columbia Street, Davis Street, and West Fourth Street. The nominated district is composed of 68 contributing primary buildings and 15 contributing secondary buildings (garages and carriage houses) that are contemporary with the residences or built within the period of significance (ca. 1850 to 1924). The boundaries reflect the highest concentration of contiguous buildings with historic integrity that illustrate the development of the neighborhood from its first lot divisions and streets in the 1860s through its full development by 1924. The need for affordable housing, which contributed to the district's development, is illustrated by the extant row houses, also dating from the district's earliest period. Two sets of Italianate style row houses are in the center of the district at the southeast and southwest corners of West Clinton and Columbia Streets. Two sets of Second Empire style row houses are at the edges of the district at West Fourth and Columbia (northwest corner) and 507-511 College Avenue, and one other Italianate row house is located at 378-380 West Clinton Street, one block east from the district's western edge. Early affordable housing is further illustrated by the extant housing on the south side of West Clinton Street along Davis and Columbia Streets, with more modest examples of popular styles during the period of significance, narrower lots sizes, and smaller setbacks/lawns.

The historic district was largely developed between 1850 and 1924, as residential lots were created from an earlier farm tract located on the north side of the city. Initial development of this area coincided with Elmira's economy changing from agricultural to industrial and the city's rapid expansion in terms of acres and population. The introduction of new technologies and industries provided opportunities that attracted residents from neighboring towns and new immigrants alike. Elmira's location along the river made it a hub for transportation, first by water and then by rail, with the resulting expansion of commercial and related transportation industries, mostly along Water Street, with this area developing as a center of commercial and social activity (location of stores, churches, theaters, government buildings, etc.). With the influx in population, new residential neighborhoods appeared around Elmira's commercial downtown, spreading mainly to the north, west, and eventually south of the river as more land was annexed to the city.

The nominated district is considered to be one of Elmira's most significant remaining examples of a mixed-economic neighborhood that has retained many excellent examples of mid-to-late nineteenth century and early twentieth century domestic architecture. Built up as a residential neighborhood of both single and multi-family units, the historic district contains a variety of fashionable architectural styles and their vernacular interpretations, including late Greek Revival, Queen Anne, Italianate, Second Empire, Colonial Revival, Craftsman and a few examples of Shingle and Eastern Stick styles. One of the neighborhood's most notable examples of a high style residence is the Shingle style house at 308 West Clinton Street that was designed

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and occupied by Joseph Pierce, one of the principals in the well-known local architectural firm of Pierce and Bickford. Through the turbulent years of wars and economic downturns, the neighborhood remained largely stable, owner-occupied housing and rental units. In the late twentieth century, a number of private residences were converted to rental units to accommodate the growing student populations of Elmira College immediately north of the district, but the majority of the buildings retain their historic features. Interest in the Clinton-Columbia area is steadily increasing and the Near West Side Neighborhood Association is working to preserve the long-standing stability of the district by encouraging property owners to improve and rehabilitate their properties with retaining as much of the historic fabric and details as possible. The area that was once former farm and vacant land became one of the area's most interesting and intact neighborhoods and the general goal of the neighborhood association and the city is to retain the district's historic character.

STREETSCAPE

In the early 1800s, William Hoffman, considered a pioneer farmer of the area, had a large 140-acre farm, which was bounded by the Chemung River and what is now Walnut Street, Hoffman Street and Seventh Street. It is from this farmland that the initial lands in the Clinton-Columbia Historic District neighborhood were created. DeBruce Goodell bought an undisclosed amount of land from Hoffman in 1859 after he moved to Elmira from Tioga County. A news account stated that Goodell lived in "a commodious house on West Clinton Street and it was surrounded by a large tract of land touching on Clinton, Walnut and West Third Streets."¹ In 1889, Goodell sold his lands to E. R. Backer, president of the Elmira State Bank, who had the lands surveyed and divided into lots for sale. The Backer Tract (as it was called) followed the general trend of residential areas in Elmira in having the streets laid out in a grid-like fashion. The street plan for the Clinton-Columbia Historic District is composed mainly of a portion of West Clinton Street between College Avenue and Walnut Street. Other properties were constructed along College Avenue, near the intersection with West Clinton, Columbia Street between West Clinton and West Fourth Street, Davis Street between Decker Place and Alexander Place (alley streets behind the West Clinton residences) and, lastly, West Fourth Street between Pearl Place and Columbia Street.

Each lot is rectangular in shape and is approximately twice as deep as it is wide. Properties are all set back a common distance of about ten to fifteen feet from the sidewalk, which is separated from the road by a narrow patch of grass in most places. Some areas retain original dark slate sidewalks. Most of the lots have trees scattered throughout the yards. Some of the more prominent homes within the district have larger parcels of land but still fit within the overall scale of the neighborhood. The larger homes were built first by upper-middle

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class families, while smaller homes and row houses were constructed a bit later. A defining characteristic of this neighborhood, much like other residential sections of Elmira, is that there are no driveways along the main streets. Garages and carriage houses were built in the back yards of the homes, accessed by narrow alley streets that run parallel to the main streets. Many of the secondary buildings are contemporary with the contributing properties, with a few being of more recent construction. Overall, the Clinton-Columbia Historic District is laid out in a similar fashion to the rest of the residential streets throughout Elmira, along grid-like street patterns with driveways from the rear of the property.

BUILDING LIST

COLLEGE AVENUE (WEST SIDE)

505 College Avenue, Contributing – Constructed c. 1870

This is a two-story, four-bay, wood framed and shingled house that retains its Italianate square massing with a shallow hipped roof and stone foundation. A modern bay window has been inserted into the southern two bays of the first story at the east (main) façade, altering the rhythm of the original fenestration which is retained on the second story, save for one infilled bay. Windows are narrow rectangular one-over-one double hung sash. To the east of the picture window is a replacement wood entry door, beneath a cantilevered shed roof. A secondary porch is located on the south elevation. Minimal detailing limited to trim and porch supports.

507–511 College Avenue, Contributing – Constructed c. 1869-1875

This brick block is a set of three two-story Second Empire style row houses. The entire block is capped by a steep slate clad mansard roof with six pedimented dormers of one-over-one double hung windows. The first story has three raised entry porches separated by windows with heavy inverted “U”-shaped lintels. Porches have hipped metal roofs and a frieze with wood dentils, spanned by square corner posts and diagonal brackets, and accessed by a set of wood stairs. Entry doors and first floor windows have been covered with boards.

513 College Avenue, Contributing – Constructed c. 1875

This is a three-story, three-bay Second Empire style brick residence. Designed as an urban row house, it has a blank brick wall at its north side, and is attached to 507-511 College Ave at its south. Its third story is meant to appear like a mansard roof, with asphalt shingles over the brick façade and three slightly projecting dormers above a bracketed wood cornice. Fenestration is one-over-one double hung sash with arched tops. Each window has a heavy inverted “U”-shaped crown. Entry is gained through a pair of inset arched wood doors with arched glazing and transom, featuring decorative wood paneling on the inside face of the masonry opening. Access is gained via a set of modern wooden stairs. Arched basement window openings are visible above grade but have been infilled.

515 College Avenue, Contributing – Construction c. 1890

This is a modest two-story front-gabled single family residence with narrow rectangular massing. House is wood frame with aluminum siding. A full width Craftsman style porch with hipped roof has been enclosed. Access is gained via wood steps leading to a central door with large 12-panel light. Two windows are located to either side of the door, installed above a wood panel. Square, tapered wood posts are located at both porch corners. Fenestration is one-over-one, double hung sash. A pair of these windows is located beneath the peak of the roof at second story level.

605 College Avenue, Contributing – Constructed c. 1890-1900

This Colonial Revival style house has a symmetrical facade with steeply pitched front-facing gable intersecting a gambrel roof at roughly its center point. There are two covered entry porches on either side of the front facade featuring square

¹DeBruce Goodell,; *Elmira Morning Telegram*, 12 November 1916, 2.

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posts and railings. The house is wood frame clad with vinyl siding. Windows are one-over-one sash. The asphalt shingle roof is adorned with second story gabled dormers over the porches. A tripartite window with Palladian proportions is located beneath the gable peak.

W. CLINTON STREET (NORTH SIDE)

300 W. Clinton Street, Contributing – Constructed c. 1890-1900

Almost identical to its neighbor at 605 College Avenue, this Colonial Revival style house has a symmetrical facade with steeply pitched front-facing gable intersecting a gambrel roof. There are two covered entry porches on either side of the front facade featuring Doric order turned columns and railings. The house is wood frame clad with vinyl siding. Windows are one-over-one sash. The asphalt shingle roof is adorned with second story gabled dormers, as well as a ridgeline brick fireplace chimney.

304 W. Clinton Street, Contributing – Constructed c. 1869.

Non-contributing garage, ca. 1920

This is an Italianate style house with board and batten siding/decorative wall surface detailing, an example of how styles transition from one to another. It has an Italianate square massing and simple hipped roof with central brick chimney, and single story additions at the east and west sides. A central door is located within a three-bay, two-story façade. The exterior walls are sheathed in wood vertical board with multi textured with patterned cornices. There is a full length single story porch supported by classical columns. Windows are one-over-one sash.

One outbuilding/garage that is non-contributing, due to loss of integrity. One-story, two-bay building with painted wood panel siding; two non-historic doors and asphalt shingled hipped-roof. A window on the north elevation is boarded with plywood.

308 W. Clinton Street – Joseph Pierce House

Contributing, 1887. Contributing garage, ca. 1920.

Designed by local architect Joseph Pierce for his residence, this building is a high-style example of the Shingle style, with borrowed features from the Queen Anne. It has an irregular, complicated massing that includes a three-story front-gabled south façade, and a second story front-gable balcony with arched opening atop a single-story wrap-around porch. On the east and west sides are a series of projecting cross gables and bays. As a result of the massing, the home has a variety of steeply pitched roof planes. The first floor is brick with stone sills, while upper floors are wood and clad with shingles. Many wall surfaces have rectangular and scalloped shingles, as well as fret work. Windows vary in size and include projecting bays, one-over-one sash, stained glass borders, and a 24-light fixed sash.

One outbuilding/garage, contributing. Early twentieth century one-story, two-car concrete block garage. The structure has two doors, which are not equal in size, and an asphalt shingle hipped-roof.

314 W. Clinton Street, Contributing – Constructed c. 1860

Italianate style house of wood frame with later application of exterior wood shingles. It has square, three-bay massing with a simple low-pitched, broadly overhanging hipped roof with a wide plain cornice and two brick chimneys. Two-story additions flank the east and west sides: east side addition appears to be early twentieth century and consists of enclosed porches on both floors. The offset wood paneled entry door has a plain transom, and diamond patterned sidelights over narrow wood panels. The upper story windows are eight-over-eight sash with triangular wood lintels and wide moldings. Hipped roof porch has non-historic decorative metal supports.

316 – 318 W. Clinton Street, Contributing – Constructed c.1883

Contributing carriage house, c. 1883

This is a two-story wood frames and wood clapboard sided Eastern Stick style house with wall portions of wood shingles and stickwork. Façade has a central hipped-roofed block and numerous full-height cross gables with projecting eaves and brackets. The entry door is on the east side of the south façade and features a simple glazed, paneled door with sidelights. Siding is clapboard with small sections of fishscale shingles. Windows are double hung sash of varying sizes. A

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large, central brick chimney with corbel work is a prominent feature, visible from every side. Other decorative elements include a fan light window in the front gable end (façade), a covered porch with a fret-work balustrade and decorative eaves.

One outbuilding/Carriage House, contributing due to being contemporary with house. Two-story wood building now used as garage. The first story retains original one-over-one wood windows and a one-story section with three garage doors. The second story features a sloped roof with original windows in the gable ends. A large dormer-style projecting bay is found on the north elevation and features double doors and two original one-over-one wood windows.

320 W. Clinton Street, Contributing – Constructed c. 1890-1900

Two-and-one-half story Queen Anne style house has a central hipped roof block behind nearly full-height and full-width front and side gables. Three-part bay window on west side at ground level. Materials include clapboard on wall surfaces, along with slate and asphalt shingle at roof level. The regularly spaced one-over-one fenestration follows the geometry of the residence. The upper story windows are smaller than the lower story and include a decorative trio of gable peak windows with pediments. Decorative elements appear as roof brackets, decorative lintels, and scalloped third-story shingles. The glazed and wood paneled pair of entry doors are recessed under a single story wraparound porch, whose roof is supported by classical squared columns at porch-rail level with turned railings. Porch gable end has sunrise pattern woodwork decoration.

352 W. Clinton Street, Contributing – Constructed c. 1885

Large, two-and-one-half story, clapboard, Stick style house has a complex massing with various cross-gables of differing heights. Stickwork detailing in prominent gable ends and in facade. House features three porches on east side of building, one being on the second floor and two in the façade (one on each level). All windows are one-over-one sash windows, except for the double windows above the entry porch, which is a four-over-one sash window. Three casement windows and one opening above (presumably for a louvered window) occupy the space below the front gable peak. Decorative elements include the rafter tails, gable ornament with vertical boards, and dual-height porch spindlework. Main entrance is a pair of glazed and paneled wood entry doors, recessed under a decorative front gable connected to a shed roofed porch with Eastlake columns and low balustrade. Fretwork panels conceal foundation under the façade porch.

354 W. Clinton Street, Contributing – Constructed c. 1900-1910
Contributing garage, c. 1910

This two-story Colonial Revival house has a rectangular plan with a side gabled roof. Its façade has two bays, one of which is occupied by an entry door that is accentuated with a projecting decorative pediment supported by classical columns. Windows are paired six-over-one sash. Building is wood frame clad with aluminum side. Roof is asphalt and has a brick chimney. A single story covered porch addition is located on the east elevation.

One contributing outbuilding/Garage contemporary with residence. One-story, two-car garage with original wood siding. One large vinyl door is at the north elevation. The building has an asphalt shingle hipped roof and retains some original wood windows.

356 W. Clinton Street, Contributing – Constructed c. 1865
Non-contributing garage, c.1920 (loss of integrity)

This Italianate style house with front block of square, three-bay massing with simple low-pitched, broadly overhanging hipped roof and dentil molding. Another two-story block and one and one-half story addition are attached on the north side. Though symmetrical in massing, the three bays of the façade have unequal spacing, and the wood paneled entry door is offset. Main entrance is surrounded by a transom and sidelights, below a porch supported by square posts. The upper story windows are one-over-one sash set into wide moldings with slightly projecting lintels. The house is wood frame sheathed in clapboard. A one story twentieth century enclosed porch addition is on the west side.

One outbuilding (garage/shed), non-contributing due to alterations (1970) and loss of integrity. One-story with stucco cladding. The roof is a very slight pitch, lowering toward the north. Paneled doors on the east elevation.

360 W. Clinton Street, Contributing – Constructed c. 1875

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Contributing garage, c. 1920

This two-and-one-half story Queen Anne style home is one of the more well-preserved, high-style residences in the area. It has a main, front facing gable roof and secondary shallow cross gables towards the rear of the house. There are squared and angled bay windows on both side elevations, and two single-story porches: one a small, front entry porch, and the second located on the southeast corner of the building, both which feature squat Doric columns atop stone piers, with fretwork balustrade between. Siding on the building is the original clapboard, and windows are primarily one-over-one double hung, with those on the first story front façade being six-over-six. Decorative features include detailing around window lintels, and a miniature vergeboard over the small gable-end window that matches the vergeboard of the front façade.

One contributing outbuilding/garage; one-story, two-car garage built of wood and concrete. Original, or early, paneled garage doors remain. The building has a steep-pitched, asphalt shingle hip-roof.

364 W. Clinton Street, Contributing – Constructed c. 1883 Contributing carriage house, c. 1885

This is a simple two-story clapboard house, with understated Queen Anne and with Colonial Revival era porches on both stories. The main block has a hipped roof with two-story porch spanning most of its entry façade, classical columns, a simple square-spindled balustrade, and decorative inset wood panels separating the two stories. On the east, the porch terminates at a cross gable, fronting onto W. Clinton Street. Windows are one-over-one double hung, and are both single and paired, set into wood paneled surrounds. Under the gable peak are a pair of fixed square windows, set into vertical boards. A corbeled chimney appears on the east façade, south of a small single story, columned side entry porch.

One contributing outbuilding, one-story, one-bay carriage house now used as a garage. The building is clad in the original wood panel siding and retains two original swinging doors made of vertical wood panels. The gable roof has a steep pitch and is covered with asphalt shingles.

368 W. Clinton Street, Contributing – Constructed c. 1869, with additions c. 1885

Built by local firm Pierce and Dockstader, this architect designed Queen Anne residence style was altered during the period of significance to include major additions to the front and side which now constitute the front façade. Its massing is complicated, with a variety of steeply pitched, irregularly shaped roofs. Two large two-and-one-half story bays dominate the front elevation, and are connected by a covered entry porch with carved railings, turned posts and latticework. On the second story, recessed behind the porch, there is a balcony featuring additional spindlework. A three-sided tower constitutes the west bay. The east bay is a projecting cross gable, set on a 45 degree angle from the porch. Each bay features a brick chimney, featuring decorative terra cotta tiles and lighter scrollwork, with corbels at their tops. Both chimneys are pierced by tall arched windows. Windows types vary by floor. The first story has two-over-two sash, the second story has one-over-one, and the third story windows are significantly smaller, with fifteen-over-one sash. The residence is sheathed in aluminum siding.

370 W. Clinton Street, Contributing – Constructed c. 1885 Contributing garage, c. 1920

This two-and-one-half story, front gabled modest Queen Anne style house with a full-width single story porch. Its massing and detailing are simple, featuring a rectangular plan, and spindlework at the porch post/roof intersections. There are three bays, with the wood and glass entry door occupying the eastern most bay. A replacement double-wide picture window is located to its west. The second story has a one-over-one window in each bay, and there is a small tripartite window beneath the gable peak. The house is sheathed in clapboard.

One contributing outbuilding/garage; One-story, one-car garage with original wood panel siding. The wood garage door is on the north elevation of the building. The east and west elevation each have a single one-over-one wood window. An asphalt shingle gable roof covers the building.

372 W. Clinton Street. Contributing – Constructed c. 1885 Contributing garage, c. 1915

Similar to 370 W. Clinton, its neighbor at 372 is a two-and-one-half story residence with a full-width single story porch. It has simple rectangular massing. The porch features square posts with chamfered edges, supporting a narrow frieze,

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between which extend shallow, slightly peaked arches. There are three bays, with the wood and glass entry door occupying the western most bay. A replacement oversized double hung window is located to its east. The second story has a one-over-one window in the outermost bays, and has been infilled at the center bay. There is a small tripartite window beneath the gable peak. The house is sheathed in clapboard.

One contributing outbuilding/garage; One-story, single car garage with original wood siding, original swinging wood panel garage doors, and original wood windows. The hipped asphalt shingle roof is highly deteriorated.

374 – 376 W. Clinton Street, Contributing – Constructed c. 1850-1860, remodeled 1905-1910

This two-story, late Greek Revival style residence is likely the oldest building in the district. It has a side gable massing with low pitched roof and front facing pediment gable. There are five bays, most occupied by one-over-one double-hung sash windows. One second-story window has been infilled, and now as a duplex, two of the bays on the first floor are occupied by entry doors. A single story covered porch encompasses all but the outermost bays. A c.1905 porch features a pediment which corresponds to the gable at the roofline, square Doric piers and pilasters on square pedestals and a solid panel balustrade. The entire house is sheathed in clapboard, with the exception of the two pediments, which are filled with scalloped shingles.

378 – 380 W. Clinton Street, Contributing – Constructed c. 1895

This is a two-story, brick, multi-family residence comprised of four attached row houses. On the exterior façade, each individual residence consists of a flush wall and full-height three-sided projecting bay with windows in each side. The windows are all double-hung, one-over-one sash. Each home is entered via a framed porch that occupies the first floor of the flush wall. The intricate dentil brickwork at the cornice line is notable.

**400 W. Clinton Street, Contributing – Constructed c. 1900
Contributing carriage house, c. 1900**

One and one-half story Craftsman cottage with prominent full-width covered porch. Its main block is a shallow front-facing rectangular gable, with a shed roof addition to the west. There are three bays, with a central entry door, and a one-over one window to either side. These same windows are used around the entire house. Above the entry door, under the gable peak is a small one-over-one window crowned by a flat wood pediment. Access to the door is gained via brick stairs leading to a full-width porch which wraps around to the shed addition via a sweeping curved shape. The porch roof is supported by classical columns atop wood piers, spanned by a spindlework balustrade. A large, broad brick chimney is located on the east elevation.

One contributing outbuilding/Carriage House, now used as a garage. Two-story building with the eastern section of the having a single vertical wood panel garage-style door and vertical wood panel siding. The western section of the building features wood shuttered windows and horizontal wood panel siding. Both sections of the building have a gable roof.

**404 W. Clinton Street, Contributing – Constructed c. 1870, additions c. 1900
Contributing carriage house, c. 1875**

This is a two-story Italianate house with numerous rear additions, and a front porch. Its main façade retains typical Italianate characteristics such as a low sloped roof, and three-bay design. A Colonial Revival porch addition had its roof removed, leaving behind a raised concrete block platform and simple wood railing. The elaborate wood entry door, with its high relief carvings, dates from the same period as the front porch addition.

One contributing outbuilding/Carriage House; two-story building now used as a garage; sided with original horizontal wood panels. Two original decorative wood doors are featured on the north elevation and windows on the side elevations. The roof is covered with asphalt shingles and has a low-pitch gable.

406 W. Clinton Street, Contributing – Constructed c. 1895

This is a modest, two-story, two-bay Queen Anne style cottage, wood frame with shingle exterior. Its massing is defined by an extremely steep pitched, front-gable roof, slightly flared at the eaves, which corresponds to the second floor and attic within. This gable end is filled with wood shingles, while the first story is sheathed in clapboard. A single story entrance porch occupies the western half of the front façade, with classical columns supporting a simple cornice, and a spindled

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balustrade, that terminates at the steps by a heavy turned newel post. Façade windows are one-over-one sash, with two at second story level, and one on the first story level. A small, thin round arched window occupies the gable peak at the attic level, which is visually separated from the second story level by a slight projection of the wall surface above four small brackets.

**408 W. Clinton Street, Contributing – Constructed c. 1870 with later additions/alterations c. 1880-90.
Contributing carriage house, c. 1880**

This two-story shingled home is composed of a central hipped roof block, off of which project three gabled wings: one to the south (the front façade), one to the north, and one to the east. A single-story wrap around porch extends the width of the front gable and into space between it and the central block of the house leading to the entry door. This porch features square columns and a balustrade with heavy top and bottom rails and relatively thin, turned balusters. All windows are one-over-one double hung sash.

One contributing outbuilding/carriage house; two-story, wood sided building, now used as a garage, with a low-pitch gable roof and small dormer feature without windows. An attachment to the northeast of the main two-story carriage house is a one-story, single car garage matching the carriage house. The west wall and garage door of this section are not original to the building.

412 W. Clinton Street, Contributing – Constructed c. 1869

This is a two-story, three-bay modest Italianate style house. It has a front-gabled roof with broken pediment featuring a series of dentils. Present in the gable end is unusual decorative wood strip detailing that forms a zig-zag pattern on the wall surface to either side of a central arched attic vent. Aluminum siding covers the second story level, while the first story is sided with board-and-batten. Windows are two-over-two sash and occupy every bay, save the entry porch. A pair of wood doors with carved panels and square light are beneath a multi-paned transom, underneath the single-story single-bay entry porch roof which is supported by fluted columns.

416 W. Clinton Street, Contributing – Constructed c. 1876

This is a remarkably intact Italianate style residence, with decorative stickwork applied to the front gable; hipped roof massing and prominent cross gables. Many original details remain, including siding, windows and doors, and gable-end truss and stick work. A variety of siding patterns are employed, including horizontal clapboard on the first floor and vertical board on the second. Windows are one-over-one sash with decorative wood surrounds, paired on the second story level. A pair of original wood and glass doors with carved panels and square light are beneath a multi-paned transom, underneath a small entry porch roof which is supported by square columns. Its east elevation is just as elaborate, including oriel and bay windows, a balcony with turned balusters, and additional stick work. The façade and east elevation are connected by a massive brick chimney with decorative patterning.

420 W. Clinton Street, Contributing – Constructed c. 1885

Non-contributing garage, late twentieth century

This two-story clapboard Queen Anne residence; has a symmetrical "T" shaped plan, with a brick chimney at the intersection of the two gables. The front facing gable retains some of the original detail in its gable peak vertical wood siding. Two different types of single-story porches are located on the east and west sides of the front gable. To the west is a Stick style covered porch that retains its large brackets, decorative roof gable truss, and sunburst pediment over the wood paneled entry door with glazing. On the east end, there is a Colonial Revival style porch, with classical columns, a light cornice and a flat roof. Most windows are the original double hung sash, one-over-one light, along with a three sided bay.

One non-contributing outbuilding/Garage constructed after the period of significance. One-story, two-car building with wood panel siding. The building has a front gable roof.

424 W. Clinton Street, Contributing – Constructed c.1895

This is a large, two-and-one-half story, Queen Anne residence has a central hipped block and projecting gable wing on its south (main) façade along with a first story, full width, wraparound porch. The house is primarily sheathed in clapboard,

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and windows are one-over-one double-hung sash. Decorative scalloped shingles are located in its south gable peak, along with a pair of windows-turned-vents with decorative lattice work and bracketed pediments. Scalloped shingles also surface the shallow cross gable projections on the east and west elevations of the house, which are two-story bays with chamfered corners. The spaces created by the intersection of the front and side gables are occupied by a balcony on the east and has been enclosed on the west. The wraparound porch retains details such as paired circular columns (tripled at corners) atop wood paneled piers, and spindlework balusters.

426 W. Clinton Street, Contributing – Constructed c. 1900-1910

This Prairie style, two-story, three-bay, single family brick residence has a rectangular massing with its long side parallel to Clinton Street, and a two-story full-width porch. The hipped roof is asphalt with a hipped roof dormer on the south (main) façade above the porch. Regularly spaced, slightly projecting one-over-one windows occupy all the bays of the south façade except at the entrance door and second floor porch door. The two story porch has a first floor shingled kneewall, with square tapered posts supporting its second floor that has a simple wood balustrade with square picket. Another set of square tapered posts support the porch roof which features a large overhang and exposed rafters.

W. CLINTON STREET (SOUTH SIDE)

301 W. Clinton Street, Contributing – Constructed c. 1882-1887

This elaborate two-and-one-half-story, Queen Anne style two-family house has four prominent front-facing gables that project off of a side gable block running parallel with the street. The innermost gables are roof dormers which features small windows with multi-paned borders below sunburst motifs in their peaks. The outermost two gables are projecting blocks, with triple windows at the second story level, and an elliptical-arched triple window at first story level, framed to each side by the brackets and pendants which highlight the recessed corners beneath the flared second story. The first story is brick, while the upper stories are covered in clapboard and wood shingles. Between the two projecting gable-roofed sections on the second level stretches a two-story Queen Anne porch featuring thin, turned wooden posts with round-arched stick and lattice work between, a low wooden balustrade with turned balusters, and tongue-and-groove porch decking. Below the porch are two wood entry doors with relief panels and glazing, topped by sunburst motifs.

303 W. Clinton Street, Contributing – Constructed ca. 1871

This is a two-and-one-half story, painted brick Queen Anne house, with a rectangular plan and asphalt hipped roof. The main (north) façade is three bays, with the western two bays crowned by a large roof dormer gable that is filled with scalloped wood shingles, and a triple window of nine-over-one double hung sash below a sunburst pattern decorative motif. Entrance to the tongue-and-groove, full-width, raised entry porch is gained below a cross gable, also featuring a sunburst pattern. Original turned posts supporting decorative arches are found at either end of this porch, while those in between have been replaced with plain square posts spanned by plywood panels. The two-over-two double hung windows are all framed by decorative cast iron lintels and sills and set between wood shutters on the second floor.

305 W. Clinton Street, Contributing – Constructed ca. 1871, Additions c. 1885-1895 Non-contributing garage, c. late twentieth century

This modest Italianate house has two stories, four bays, and a side gable massing. Siding is clapboard and double hung windows one-over-one on the second floor, and six-over-six on the first floor, set within wood shutters. The main (north) façade features a large central scalloped shingle dormer with broken bed pediment, atop a tripartite window with Palladian proportions. A full width front porch appears at the first story level, supported by square posts with shallow, elliptical arches between. Both the dormer and porch appear to be Shingle style additions. Its entry door with sidelights and transom is in the western most bay.

One non-contributing outbuilding/Garage; large multi-bay one-story wood building with shed roof. Building cannot be fully seen from the public right-of-way. Non-contributing due to being built after the period of significance.

307 W. Clinton Street, Contributing – Constructed c. 1900

This is a three story, gable-front Colonial Revival residence with wrap around porch and two-story front-facing gable addition at its west. Siding is vinyl and windows are one-over-one double hung in each bay on each floor, excepting the

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pair of fixed square windows under the gable peak. The easternmost bay beneath the porch roof is recessed and chamfered, leading to the entry door. Architectural decoration is minimal, with simple door and window surrounds and spindle porch supports. The addition is two bays wide, with a shallow roof slope and broken bed pediment at the gable front.

309 W. Clinton Street, Contributing – Constructed c. 1885-1900

This is a two-story, two-bay, brick Italianate style house that appears to be intended for expansion into a row house. The western half is occupied by a full-height, three-sided projecting bay. Decorative brick dentils and corbeling follow the entire roofline. The brick is laid in common bond with a flush mortar joint, which gives the house a monolithic appearance. Windows are one-over-one vinyl replacement sash with decorative brick window arches. A single-story covered entry porch is located in the eastern bay. Replacement posts and two original pilasters support the triangular pediment with sunburst motif.

313 W. Clinton Street, Contributing – Constructed c. 1886

This is a two-and-one-half-story Queen Anne house with a main front-facing gable and smaller side gables projecting off of a central hipped roof block. The main (north) façade features a pedimented tripartite window in the gable peak, separated from the second story by scalloped shingles. The porch has simple arched openings between square posts, a paneled balustrade, as well as a small sunburst detail in the gable of the front porch roof. A two-story side porch appears on the eastern-most edge of the front façade that again features square piers and a paneled balustrade. Siding is vinyl, roofing is asphalt, and windows are one-over-one double hung.

315 W. Clinton Street, Contributing – Constructed c. 1900

This two-and-one-half story, wood shingled, Queen Anne style house has a central hipped roof, mostly obscured behind a front gable with chamfered two-story bay below. In the gable peak is a pair of wooden louvers. The regularly spaced fenestration, one-over-one double hung windows, follows the geometry of the facade. Decorative elements appear in the scrolled roof brackets and ornamented fascia. A single story wrap-around porch to the east of the front gable bay has an asphalt shingle hipped roof and a low shingled kneewall with square posts.

317 W. Clinton Street, Contributing – Constructed c. 1887

This is a two-and-one-half-story, three-bay, Queen Anne home with a main front facing gable and smaller, intersecting rear gable. The siding is clapboard and the windows in each bay are one-over-one double hung sash. The original full width front porch has been removed, replaced by a very shallow single-bay entry porch in the eastern most bay. Few remaining original features on the house include the four-light ribbon window in the shingled gable peak of the main façade, a small bay window on the first story of the west façade, and paired paneled wood entry doors with windows.

319-327 W. Clinton Street, Contributing – Constructed c. 1885

This is a set of five Italianate style brick row houses, composed of two, two-story bays: one a three-sided, projecting bay, and one a flat wall surface. Decorative brick corbelling runs the length of the group at the roofline. Windows are one-over-one vinyl with decorative brick window arches. Each porch has original turned columns supporting the flat porch roofs, with a spindlework frieze and decorative brackets. The entry doors are simple, unadorned wood with operable glass transom overhead with a protective metal storm door.

349-363 W. Clinton Street, Contributing – Constructed c. 1885

This is a remarkably intact example of eight attached Italianate style, brick row houses, each composed of two, two-story bays: one a three-sided, projecting bay, and one a flat wall surface. Decorative brick corbelling runs the length of the group at the roofline. Each of the units also feature a single story porch, consisting of square tapered wooden piers atop brick bases, with a paneled balustrade between. Windows are one-over-one double hung sash, with decorative corbelled lintels. Wood entry doors have glazing over 2 recessed panels.

365 W. Clinton Street, Contributing – Constructed c. 1875, with later alterations c. 1895-1905.

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Contributing garage, c.1920

This is a two-story, Queen Anne house, with a complex roofline and massing, primarily characterized by a gabled and a tower projection off of a central hipped roof block. One-over-one fenestration is arranged in an uneven pattern on the tower projection, but regularly around the rest of the building. Two side gables are located on the east façade, the northernmost of these with a second story porch featuring a decorative frieze and balustrade. The main entry porch, the original double doors with transom, and small 8-over-one gable peak window are original. The entire building is covered in aluminum siding, with an asphalt roof.

One contributing outbuilding/garage; one-story, single car garage. The building has horizontal wood panel siding and original swinging garage doors with six-lights in the upper portion. Plywood panels have been attached to the lower portion of each door; however, the majority of original materials remains. The building has an asphalt shingle hipped roof.

367 W. Clinton Street, Contributing – Constructed c. 1880s with alterations after 1920

Non-contributing garage, mid to late twentieth century

As a result of alterations, this five-bay, Italianate clapboard duplex with newer entrances. features a variation upon the front-facing gambrel roof form (the slope at the peak is more steeply pitched than the eave portion) along with secondary cross gables on the east and west elevations. The western three bays of the house are original, and feature two-over-two double hung windows along with a small pedimented attic window in the gable peak. The eastern portion of this façade features modern one-over-one windows of smaller overall dimensions than the original windows. All windows share the same simple wood surrounds. The eastern entrance is identical to the western, both not original, with a small peaked roof supported on large brackets directly above the door.

One non-contributing outbuilding/garage constructed after the period of significance; One-story, two car garage with horizontal vinyl siding. Both garage doors have been replaced. The building has a side-gable roof with asphalt shingles.

369 W. Clinton Street, Contributing – Constructed c. 1882-1888

Non-contributing garage, mid to late twentieth century

This is a two-story Queen Anne duplex with a side gable roof massing, clipped at each end. Projecting off the east and west sides of the front façade of are two-story, square, Stick-Style gabled bays. Spanning these two bays are projecting porches on the first and second stories. The upper porch is covered by the main gable roof supported on five turned posts between which a spindlework freeze runs. At the first story level, the porch has been enclosed and extended towards the street in the Shingle style, creating a vestibule, supported on square piers with arched openings, and covered with wooden shingles. The bays are supported at first story level by decorative brackets and extended above the roofline as gabled dormers. In the peak of each dormer there is geometric stick work and vertical board, with scrolled brackets to each side supporting the eaves. Below this at the second-story level are paired double hung windows with decorative, multi-paned transoms. A flared panel of scalloped shingles separate the first and second story windows in each of the bays.

One non-contributing outbuilding/garage built after the period of significance. One-story, two-car garage made from cement block. Four swinging wood panel doors make up the two garage openings. The hipped roof does not have any shingles.

371 W. Clinton Street--Vacant Lot

373 W. Clinton Street, Contributing – Constructed c. 1860

Non-contributing garage, mid to late twentieth century

This is a two-story, late Greek Revival house with a gable front and wing massing. Set into the angle formed by this intersection is a porch addition with paired, square Doric piers and a modern wrought iron railing. Vinyl siding covers the house obscuring many details, such as the original cornice returns. Windows are nine-over-nine on the first floor, and six-over-six on the second, with exterior aluminum storms. The front facade also features three six-light square windows adjacent to the porch.

One non-contributing outbuilding/garage, built after the period of significance. One-story, two car garage with wood panel siding with wood paneled doors. The side-gabled roof has asphalt shingles.

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375 W. Clinton Street, Contributing – Constructed c. 1850-1875

This modest two-story Queen Anne clapboard house has a tall and narrow gable-front with side-wing massing. The entry porch is located at the junction of these two blocks, featuring Italianate details, such as paired arched wood entry doors with an arched top, lunette windows and decorative carvings. Decorative brackets run around the house at the cornice line. The original two-over-two double hung windows have been retained, but are covered by modern storm windows. A second story enclosed room above the entrance porch is an addition and does not relate stylistically to the rest of the house. An original bay window with decorative overhanging eaves and window framing is located on the east elevation.

377 W. Clinton Street, Contributing – Constructed c. 1875

Non-contributing garage, mid to late twentieth century

This is a modest two-story Italianate house with a gable-front-and-wing massing that now functions as a multifamily residence. It has recently been re-sided in clapboard, with an asphalt roof. There are multiple stylistic influences. Italianate windows are simple two-over-two double hung sash, with second story central window accented by a pedimented surround. The Shingle style full width front porch has a skirt that spans from grade to balustrade level, with chamfered square posts that support the porch roof.

One non-contributing outbuilding/garage, built after the period of significance One-story, three car garage with horizontal wood panel siding. The western garage door is made up of two swinging vertical wood panel doors, while the center and eastern doors are rolling and larger than the first door. The side-gable roof has asphalt shingles.

379 W. Clinton Street, Contributing – Constructed c. 1877-1887, converted to a multifamily residence c. 1895-1905

This is a large two-and-one-half story, gable-front-and-wing Queen Anne residence. Its west elevation which faces on Davis Street, and is visually similar to the main north, façade. Both of these facades consist of a large gable form above a relatively plain wall surface, with a single, small, pedimented double hung window in the gable peak, and a single-story covered entry porch supported by square columns atop a shingled half-wall. The only other decorative detailing on the building consists of a two-story, three-sided projecting bay window on the west half of the north façade. Siding is modern synthetic shingle, roofing is metal, and windows are simple two-over-two or one-over-one double hung sash. Entry doors are 6-panel wood; the top two panels are glazed.

401 – 403 W. Clinton Street, Contributing – Constructed c. 1870, converted to duplex in 1914

The irregular massing of this large Italianate style duplex is a result of various bays, wings and porches added to the original "T" shaped plan. The original part of the house consists of a front gable facing Clinton St., and rear side gable fronting Davis Street. Two porches with two-story square-columned porticos have been added onto the Clinton Street façade, whose detailing suggesting they are Neo-Classical era additions. Surviving detailing includes narrow frieze and cornice returns on the rear portion of the building. The house retains its original clapboard siding, but most windows have been replaced with one-over-one double hung sash and modern aluminum storm windows.

405 W. Clinton Street, Contributing – Constructed c. 1867

Non-contributing carriage house, c. 1915 (loss of integrity)

This is a two-story, three-bay Italianate house, with square plan and low pitched hipped roof. A dentil line runs around the entire building at the cornice level. Siding is modern wood shingle, roofing is asphalt, eaves have been closed. Windows are one-over-one in simple wood surrounds. The entry door is in the eastern most bay with a large glazed panel surrounded by multiple smaller square wood recessed panels. Its transom has been infilled with wood panels.

One non-contributing outbuilding/carriage house/garage. Severely deteriorated two-story garage/carriage house with the first story clad in plywood and other wood materials and the second story clad in asbestos shingles. The gable roof retains few shingles.

407 W. Clinton Street, Contributing – Constructed c. 1918

This is a two-and-one-half story, two-bay, aluminum-sided, Colonial Revival single family house. The main (north) façade features two pairs of narrow one-over-one sash on the first story, to the east of the entrance portico; two wide over-one windows flanked by paneled shutters on the second story; and aligned with the second story windows are two gabled

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dormer windows with 9-light sash at roof level. The entrance porch roof features a deep broken bed pediment above a wide frieze, supported by columns and pilasters. A flat-roofed singled story wing projects off of the east façade, and a two story wing extends back off of the south façade.

411 W. Clinton Street, Contributing – Constructed c. 1885

Non-contributing shed, late twentieth century

This is a modest example of a late Italianate house, with an early twentieth century two-story porch attached to the east. "L" shaped plan formed by the intersection of a front and side facing gable. The angle formed by this intersection was later infilled with a two-story Craftsman style porch that is screened in on the second story level, and open on the first story. The porch kneewall features heavy, flared, square piers and is covered in square wood shingles. The upper story roof is supported by tapered columns. There are two double hung one-over-one windows on the first and second story levels of the front facing gable, each of which is flanked by a pair of shutters. Beneath the gable peak is a circular vent. The gable roofline is accentuated by a projecting broken bed pediment.

One non-contributing outbuilding/shed; One-story, small wood shed which was constructed much later than the period of significance.

413 W. Clinton Street, Contributing – Constructed c. 1920

Contributing garage c. 1920

This is a large, two-and-half story, two-bay, front-gable Colonial Revival residence with Craftsman influenced details. Its façade is broken up by the division of surface materials: shingle on the upper stories and clapboard below. Windows on the front façade are one-over-one double hung, paired at the second story level, and 2 narrow windows flank a large sash on the first story, east of the front door. There is a small tripartite window in the gable peak which is an abstraction of the Palladian design. The full-width front porch consists of a heavy pedimented roof, supported on short square tapered piers above brick bases, with a solid panel balustrade between them. The most prominent feature of the side facades are the large shed dormers which project from the roof. These contain three fixed square windows.

One contributing outbuilding/garage; one-story, two-car garage with horizontal wood panel siding. The front gable roof has asphalt shingles. Original wood windows remain on the east and west elevations of the building. Newer garage doors are on the south elevation.

417 W. Clinton Street, Contributing – Constructed c. 1872-1876

Contributing garage c. 1920

This is a two-story Italianate, clapboard residence with Colonial Revival porch. Its complex massing includes a central front-gable block with a major cross gable extending to the east, and a hipped roof section to the west. There are two porches: one in the angle between the intersecting gables, which features Colonial Revival detailing; and one which projects off of the hipped roof portion of the house, which features Queen Anne detailing. Windows in gable wings of the house are two-over-two double hung, while those in the hipped roof addition are one-over-one.

One contributing outbuilding/garage; one-story, two-car garage with horizontal wood panel siding. The front gable roof has asphalt shingles. Original multi-pane wood windows remain on the east and west elevations. The two garage doors are on the south elevation and are likely replacements. This garage is identical in construction to the garage found at 413 W. Clinton Street.

421 W. Clinton Street, Contributing – Constructed c. 1895

This is a large two-and-one-half story, clapboard Colonial Revival house, with a central entry on a three-bay main façade. The primary mass of the building is a cube, with a moderately pitched asphalt hipped roof, though there are some projections off of this main block in the form of bays and porches. Fenestration is regular on all facades. The main (north) façade features a central hipped dormer at the roofline, with two fixed square windows. Two one-over-one double hung windows at the second floor level are set to either side of both the dormer above and an elaborate central projecting entry porch below at the first story level. The entry porch, flanked by pairs of large picture windows, consists of two Ionic columns and two matching pilasters, supporting a wide cornice on each side, which breaks to form a round arch over the steps, echoing the design of the fanlight above the sidelights and main door.

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425 W. Clinton Street, Contributing – Constructed c. 1896

This is a large, two-and-one-half story Queen Anne residence and Colonial Revival porch. Its “T” shaped plan is formed by a front-facing gable wing intersecting a rear side gable wing. The front gable wall above the second story level is covered in scalloped wood shingles, while all below is clad in clapboard. There are no regular bay patterns. On the first floor, beneath the full width porch roof is a large 20-light picture window, glass and wood entry door, and one-over one double hung window. On the second story level, there is a one-over-one double hung window, simple wood and glass door and an elaborate tri-partite window featuring leaded and stained glass to its west. There is a single circular window in the gable peak of the second story porch, and a trio of small one-over-one windows in the gable peak. Both porches feature square Doric tapered posts but with a solid panel balustrade on the first story, and scalloped wood shingles covering the second story balustrade. Other windows around the house are one-over-one double hung sash.

427 W. Clinton Street, Contributing – Constructed c. 1920

Non-contributing shed, built after the period of significance

This is a modest two-story, Craftsman wood-shingled bungalow with a deep full-width front porch. The porch is recessed beneath the slope of the roof, supported by heavy, tapered square columns on square shingled piers, between which span a balustrade of wide wood slats, accessed by central wood steps. The entry door is centered behind the steps, with one window to each side of it. All windows are one-over-one double hung. The central gabled dormer contains two windows.

One non-contributing outbuilding/shed; One-story, gambrel shingle roof. This shed is of wood construction, however, built much later than the period of significance.

429 W. Clinton Street – E.R. Backer House, Contributing – Constructed c. 1865

Non-contributing garage, c. 1910 (loss of integrity)

This is a two-story, three-bay Italianate house, with shallow hipped roof, wide cornice, and rectangular frieze windows around its entire perimeter. A modern picture window has been inserted into the western two bays of the first story at the south (main) façade, altering the rhythm of the original fenestration which is retained on the second story. To the east of the picture window is a pair of entry doors joined beneath an arched glazed transom. The doors each feature a large arched glazed panel with arched wood panels below. A full-width front porch is shown on earlier Sanborn maps but is no longer extant. A two-story projecting bay is located on the east elevation.

One non-contributing outbuilding/garage that has been severely altered. Two-story, two car garage building clad with a mixture of vinyl and asbestos siding. The gable roof has asphalt shingles.

431 W. Clinton Street, Contributing – Constructed c. 1899

Non-contributing garage c. 1910 (loss of integrity)

This is a large three-story, Shingle style house, wood frame with clapboard siding on the first story and wood shingle siding above. The main mass of the building is contained beneath a gambrel-roofed section, which runs parallel to the street. On the main (north) façade, a large, cross-gable projects bay from the roof, cantilevered on brackets. Its second story is recessed below the gable and has flared side walls which terminate at the first floor porch roof. The full-width porch is detailed with a wide frieze, and Doric columns supported by heavy stone piers. A gambrel-roofed wing projects off of the rear (south) façade. There is a two-story angled bay on the east elevation, and two one-story rectangular bays – one on the east and one on the west elevation. Windows are one over one double hung sash, with the exception of the second story windows on the main facade, which have leaded glass panels in the upper light.

One non-contributing outbuilding/garage that has been severely altered. One-story, single bay building features has non-historic vinyl garage door and parged walls. The front-gable roof is covered with asphalt shingles.

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COLUMBIA STREET (EAST SIDE)

608 – 610 Columbia Street, Contributing – Constructed c. 1900-1920 Contributing garage, c. 1920

This modest two-and-one-half story American Foursquare, two-family residence has a symmetrical rectangular massing with low-pitched asphalt hipped roof and aluminum siding. Its stylistic features include an emphasis on the horizontal with its broad façade proportions, and contrasting paint colors on the cornices, a full-width single-story porch, and a gabled roof dormer. The porch, with its sided kneewall and square posts, is divided in half, with both residences accessed by a common stair. First floor windows are paired four-over-four double hung sash. Second floor windows are one-over one double hung, and the two dormer windows are horizontal sliders.

One contributing outbuilding/garage; One-story, two bay building that features a concrete foundation and stucco walls. A large wood panel garage door with a row of windows is on the north elevation. The hipped roof is covered with asphalt shingles.

612 Columbia Street, Contributing – Constructed c. 1880-1900 Non-contributing garage, c. 1915 (loss of integrity)

This two-and-one-half story, brick, Queen Anne style residence has a cross gable massing, set on a stone foundation. Its front wing faces onto Columbia Street and is two-bays wide, with one-over-one double hung windows occupying each bay of each floor with broad stone lintels and sills. The gable peak has a tripartite window set into wooden gable ornament and two patterned masonry chimneys behind it. Entrance is gained via a wrap around porch that retains historic detailing such as turned supports and posts, and wooden sunburst gable ornament over the stair. This cross gable terminates at the north elevation as a slightly projecting bay, nearly identical in layout to the front wing façade. Set back behind the front gable façade, to its south, is a single-bay cross gable.

One non-contributing outbuilding/garage that has been severely altered. One-story, single car garage with wood siding and a front-gable roof.

COLUMBIA STREET (WEST SIDE)

611 Columbia Street, Contributing, ca. 1915

This two-and-one-half story, front-gabled, Arts and Crafts style residence. Its massing is rectangular with the short side facing Columbia Street. The roof is sheathed in asphalt shingle with a gabled dormer on its north side, decorated vergeboard peaks, and exposed rafters. The front façade has two bays, each occupied by a twelve-over-twelve, double hung sash. Two exceptions include the entrance door on the north side of the first bay, and beneath the gable peak which features a smaller six-over-one sash. A decorative small cross gable with hood molding is located above the northernmost second floor window. The raised porch is supported by round columns atop a shingled kneewall, supporting a plain frieze.

615 Columbia Street – Lorenzo Webber House, Contributing – Constructed c. 1875 Non-contributing garage, c. 1935 (constructed after the period of significance)

This is a high-style, three-and-a-half story Second Empire residence of wood framing clad with stone. It has a square center block with attached half-hexagonal, full height towers at its corners. The concave mansard roof is slate, encompassing both the block and towers, with pedimented dormers on each façade and a central mansard cupola. Eaves are supported by large decorative brackets. Entrance is gained into the main block on the east elevation between the towers. A brick stair leads to paired entry doors beneath a one-story porch supported by classical columns and a scrolled brackets below its roof. Regularly spaced windows are one-over-one double hung sash, adorned by sculpted stone hoods with a fleur-de-lis pattern. Additions include a covered porch on the south elevation and a two story red brick rectangular addition at the west.

One non-contributing outbuilding/garage that was built after the period of significance. Two-story, multi-car garage and barn. This barn features a gambrel-style roof with asphalt shingles. The barn has been covered in a mixtures of asbestos shingles and original wood panel siding. Original six-over-six wood windows remain on the large building.

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W. 4th STREET (NORTH SIDE)

348 – 352 W. 4th Street, Contributing – Constructed c.1875 Contributing garage, c. 1920

This block is a set of three, painted brick, two-and-one-half-story Second Empire style row houses. Each residence is three bays wide, totaling nine bays across the entire block. The row house is capped by a steep slate mansard roof with nine pedimented dormers of one-over-one double hung windows. The first story has three raised entry porches, each separated by two windows with hood moldings. Porches have hipped asphalt rolled roofs supported by a plain freeze and diagonal brackets, accessed by a set of wooden stairs with lattice balusters. Wood doors are paired, with tall and narrow glazing panels. Raised basement windows have arched masonry openings and have been infilled.

One contributing outbuilding/garage; One-story, single car garage with wood batten siding, with front gabled asphalt clad roof. Small hatch door in center of gable end wall. Roof has slight overhang. Original hardware on doors.

354 W. 4th Street, Contributing – Constructed c. 1890-1900

This modest three-bay, two-story, clapboard Colonial Revival residence has a hipped roof with rectangular massing; its long side faces W. 4th street. There is a full width, single story covered porch with hipped roof supported by ornamental iron posts. A single story gable addition is at the rear of the building. Windows are six-over-six double hung sash.

DAVIS STREET (EAST SIDE)

514 – 516 Davis Street, Contributing – Constructed c. 1880-1900

This Queen Anne style house has a symmetrical facade with steeply pitched front-facing gable facing west onto Davis Street with cross gables on the mid north and south elevations. There are two covered entry porches on either side of the front facade with a variety of railings including spindlework and simple square posts. The exterior is clad with aluminum siding and an asphalt shingle roof. Windows are one-over-one vinyl sash set into simple original wood surrounds.

518 Davis Street, Contributing – Constructed c. 1890-1900

This two-and-one-half story, front gabled, two-family modest Queen Anne style residence is built atop a raised basement. It has a full-width first story porch accessed by two sets of opposing wood stairs. Though its railings have been replaced, original scrollwork detailing at the porch post/roof intersections remain. There are three bays, with two entry doors occupying the southernmost bays. A replacement small one-over one sash is located to their north. The second story has two one-over-one windows in the northern two bays, and there is a small square vent beneath the gable peak. Siding is vinyl and the roof is asphalt.

602 Davis Street, Contributing – Constructed c. 1880-1890

This is a two-and-one-half story, Queen Anne house, with a rectangular plan and front gable roof. The main (west) façade is three bays wide, with a cascading projecting gable located in the southern bay. Gable ends are bound by broken bed pediments and filled with scalloped wood shingles. A pair of small one-over-one sashes are located below the main peak. Entrance to the tongue-and-groove, full-width, raised entry porch is gained by stair below a cross gable filled by wood ornament. Its roof is supported by classical columns spanned by a simple square baluster. The north corner of the house beneath the porch is chamfered. Original windows are one-over-one double hung sash. Replacements include fenestration found in the cascading gable: an arched window, a small hopper window and a modern entry door. The north and south elevations have two-story lower-height cross gables.

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DAVIS STREET (WEST SIDE)

513 Davis Street, Contributing – Constructed c. 1870-1880

This is a two-story modest Italianate style house, wood frame with clapboard house with a gable front and wing massing. Set into the angle formed by this intersection is a porch addition with square posts and a shed roof. The original broken pediment cornice returns are extant. Windows are one-over-one sash. The two-story cross gable wing has two additional single story bay projections on its south elevation.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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.

Areas of Significance

(Enter categories from instructions.)

Community Planning & Development

Architecture

Period of Significance

c.1860 - 1924

Significant Dates

1864, 1871, 1873, 1893, 1924

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Joseph H. Pierce/Pierce & Bickford;

Pierce & Dockstader

Period of Significance (justification)

The period of significance reflects the dates during which the Clinton-Columbia neighborhood was developed.

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 Clinton-Columbia Historic District is historically significant under Criterion A in the area of community planning for its association with the urban development of residential neighborhoods in the northwest part of the city of Elmira, largely a response to a demand for housing that was the result of a surge in population. The city's population growth was the result of the surrounding area shifting from an agricultural to an industrial economy, with a large number of new opportunities for employment in new industries such as the railroad yards that literally divided the north side of the city into the east and west sides. Elmira's location along the Chemung River made it a transportation hub, first by water and later by rail; it was significantly expanded during the Civil War, when the city became one of the Union Army's transportation depots for men and supplies. Even before the war, farmers and other landowners in the lands north of the river recognized the investment potential that their lands held and began selling large portions of their holdings to investors. At first, development in the nominated district was limited to the north side and west end of Clinton Street, but over the next few decades, more land sales resulted in the creation of a neighborhood that could accommodate the needs of residents from a variety of backgrounds. By the turn-of-the-twentieth century, the nominated district contained large stylish homes across from more modest houses and rowhouses. Census records revealed that this neighborhood was the first in Elmira composed of people with a wide variety of occupations and economic backgrounds all living within a concentrated area, a diversity that continues to the present.

Extant building stock in the Clinton-Columbia Historic District also makes it significant for architecture under Criterion C for its collection of mid nineteenth to early twentieth century domestic residential architecture, which includes the five sets of large rowhouses representing Italianate and Second Empire designs. The extant rowhouses differentiate the Clinton-Columbia Historic District from other listed historic districts in Elmira. Also in the district are examples of various interpretations of Queen Anne, Shingle, Arts and Crafts and Colonial Revival residential architecture and at least two documented architect-designed houses. The neighborhood was home to prominent local architect Joseph Pierce of Pierce and Bickford, designers of Elmira's City Hall, the YMCA, and the Steele Memorial Library. Pierce's residence at 308 West Clinton is an outstanding example of Shingle style architecture present in the neighborhood. A majority of the homes within the district retain integrity in terms of historic features and materials, indicating a high regard for the historic character of the neighborhood by its residents and property owners.

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

The Development of Elmira

Settlement in Elmira began in the 1780s, when Colonel John Hendy and surveyor John Konkle were the first to arrive in the area after the end of the American Revolution. During the war, the American campaign against the Seneca and Cayuga Iroquois allies of the British introduced the troops to the fertile lands of what became Western New York and the Finger Lakes regions. Once land claims were settled following the war, settlers started arriving in the area, among them several veterans of the American Revolution, traveling to the area by canoes and flat boats along the Chemung River, while many more arrived by horseback. By 1790, enough settlers were in the area to establish the village of Newtown, which was located along Newtown Creek, near present-day Sullivan Street in Elmira. As the population grew, another village was laid out in 1794 called Dewittsburg after Moses Dewitt, one of the early settlers. That same year, a third village was formed called Wisnerburg, but in 1815, the three villages combined to form the incorporated village of Newtown.² Eventually, the name Newtown was changed to Elmira because Newtown had been claimed by another village on Long Island, with the change request coming from the newly established U.S. Post Office Department. State Assembly-Judge Emmanuel Coryell selected the name Elmira in honor of a favorite relative of his and the change became official in 1828.

Early settlers were mainly fishermen, hunters, tradesmen, lumbermen and farmers. To get at the rich soil, the lands needed to be cleared of trees, so lumbering worked hand-in-hand with agriculture in establishing farms and other settlements. Mills and blacksmiths provided additional services to the growing community, and other businesses appeared, such as an inns, general stores, a post office and a school.

Mills were located along the Chemung River to harness the waterpower and the river became key factor important to the growth and the economy of Elmira. Water was the most efficient source of travel and shipping, especially for exporting and importing goods and services to and from distant markets. Early prosperity in Elmira can be attributed to the river with the area along the north shore developing as the commercial center of the community. After the Erie Canal opened in 1825, the planning and construction of the Chemung Canal, completed in 1832, connected Elmira to the Erie Canal via Seneca Lake. This had an immediate impact on trade with an increase in new businesses and population and by mid-century. Elmira was

² E. C. Taylor, E.C. *A Short History of Elmira*. (Elmira, NY: League of Women Voters, 1937), 15-16.

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a regional transportation hub due to its location.³ Prior to the opening of the canal, the first bridge was constructed across the Chemung River, connecting Elmira to areas south of the river, leading to subsequent annexation and expansion of the city throughout the rest of the nineteenth century.⁴ In 1865, the city of Elmira was incorporated, encompassing the former village lands on the north side of the river and land in the town of Southport on the south side of the Chemung River.

Waterways were quickly surpassed by a faster, more efficient means of transportation when the New York and Erie Railroad reached Elmira in 1849, bringing with it a faster and cheaper way to ship goods. It also brought jobs, which led to another surge in population. Following the Erie Railroad, several other rail lines ran through Elmira, including the Elmira and State Line Railway (1876), the Erie-Lackawanna Railroad Co. (1882), and the Lehigh Valley Railroad (1896), which merged to become the Northern Central.⁵ Roughly coinciding with the introduction of the railroad, Elmira began a major shift from an agricultural economy to one dependent on industry, securing the city's role as a transportation hub. As small-scale farming became less profitable, many farmers gave up their former life for a part of the promising opportunities. One of these was William Hoffman, who had a 200-acre farm in the northwest part of the city. He began laying out lots on his land and selling them, beginning in 1849. By the time he died in 1867, most of this land was "covered over, not with waving fields of grain of neat cattle, but cottages and costly dwellings."⁶

With the establishment of the railways, those who secured jobs with the rail lines moved their families to Elmira, looking to new residential areas in the north side that were in close proximity to work. Hoffman sold a portion of his land to DeBruce Goodell, who moved to Elmira from Tioga County in 1859 to work in the Erie Railroad machine works. Goodell's land occupied an entire block on the south side of West Clinton Street between Woodlawn (Walnut) and Davis Streets. West Clinton Street was a major east-west street through Elmira, conveniently ending at the extensive rail yards between Second Street and Seventh Street, north of the commercial center of the city. Goodell was superintendent of the Erie car shops and was known for training large numbers of machinists and mechanics who came through his shops. In 1888, the railroad moved the shop to Hornell, but Goodell remained in Elmira, becoming involved in local politics before retiring to a farm in New Jersey. Even with the loss of the car shops, the rail yards were still a major presence, and census records from 1900 show that many railroad workers still chose to live in the West Clinton Street area, along with store owners, book keepers, telegraph operators, store clerks, barbers, school teachers and

³ Ibid, 25.

⁴ Taylor, *Short History of Elmira*, 25.

⁵ Ibid, 38-39.

⁶ Jonas Lawrence, *The Historical Letters of Uncle Jonas Lawrence* (Elmira, NY: Elmira Advertiser, 1889), 15

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professionals (doctors, lawyers, architects) and that a number of households employed at least one domestic servant.

Prior to the Civil War, the total population of the both the town and the village of Elmira in 1860 was 8,682. The war had a major impact on the Elmira, with manufacturing, especially the boot and shoe industry, seeing major growth and the population swelled temporarily as it became a major military depot and deployment center for the Union Army. Barracks were built to house regiments “as regiment after regiment arrived, they were equipped and means of transportation provided, with but little time for military drill before going to the front. Guard-mountings and dress parades, varied with infantry or artillery exercise, were the order of the day.”⁷ In 1864, one of the barracks was turned into a prisoner of war camp for 12,000 Confederates. When the city was incorporated in 1864, it had a population of 13,130, which was far larger than the population of any of the towns in Chemung County. After the war (and the dismantling of the Confederate camp in 1866), the city continued to expand, annexing land south of the river, and by 1890, the population numbered 30,541.

Results of this expansion placed constant demands on housing. Census records indicated that several landlords resided in the West Clinton and Columbia Street area and that large rowhouses offered affordable accommodations for laborers who worked in the rail yards and nearby factories and their families. As the neighborhood developed, properties along the south side of the street contained more rentals and smaller houses, while the lots across the street were larger and the houses grander, resulting in a mixed economic neighborhood. What further assisted the development of the neighborhood was a trolley line running along West Clinton Street. The first trolley car service in Elmira was organized in December 1870 and was known as the Elmira and Horseheads Railway, a horse drawn service between Elmira and the nearby village of Horseheads.⁸ The route through Elmira came from Horseheads down Lake Street to Water Street and then came up Main to Third Street, ending at the railroad station. During the spring of 1873, the trolley line opened a 1.35-mile track that extended down West Clinton Street from College Avenue to Walnut Street and a half-mile track along College Avenue, providing another trolley line that allowed faster transportation to the north end of the neighborhood.⁹ By 1893, all the trolley lines on the Elmira and Horseheads line were electrified, making the trolley the primary form of private transportation until it was displaced by the automobile. As automobile ownership increased, carriage houses on the north side of West Clinton Street were replaced with

⁷ Henry B. Pierce, *History of Tioga, Chemung, Tompkins and Schuyler Counties, New York* (Philadelphia, PA: Everts & Ensign, 1879), 271.

⁸ H.M. Samson, *Days of the Trolley Car*. (Elmira, NY: Chemung Valley Reporter, 1976).

⁹ Gordon, *Elmira and Chemung Valley Trolleys*, 3.

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garages and eventually the alley behind the south side of West Clinton saw its share of garages. Even though it was a convenient fifteen minute trip to downtown, Elmira saw its last trolley run in 1939.¹⁰

Increased ownership of private automobiles and the introduction of bus lines ushered in a new era of transportation in Elmira by the mid-twentieth century, allowing people to travel to factories and other places of employment on both sides of the Chemung River. Small suburban areas such as West Elmira and Elmira Heights developed along major roadways through the city, but never dominated the older neighborhoods within the city limits. In spite of economic fluctuations, the nominated historic district retained the historic character that reflected its periods of development, especially related to transportation, first by water and then by rail. The Chemung River is still a visible presence, running through the city, but the Chemung Canal and the railroads are gone. In the late twentieth century, many of Elmira's trolley lines that were still visible were removed or paved over.

Community Planning & Development

Historic maps show that the nominated historic district developed in different sections throughout the late nineteenth century. A map of Elmira from 1869 shows the highest concentration of commercial and residential buildings along the north side of the river from Water to First Streets and around Railroad Avenue, running north-to-south through the city center, paralleling the Chemung Canal. The northwest section of the city was labeled as the Sixth Ward, which was sparsely settled except for the southeast quadrant close to Railroad Avenue. As previously mentioned, much of the land in the Sixth Ward was part of the 200-acre Hoffman Farm that had large portions divided and sold off beginning in the late 1840s to several purchasers. William Hoffman was an early settler and prosperous farmer, but as farming became less profitable in the mid-nineteenth century, Hoffman found it necessary to sell some of his holdings.

In 1869, much of West Clinton Street between Davis and College Streets was largely open land, mostly on the south side of the street, while the blocks between Woodlawn (renamed Walnut) and Davis show several small buildings. One block on the south end had only one house, presumed to be the residence of DeBruce Goodell, who bought the land along the south side of West Clinton Street between Woodlawn and Davis in 1859. Goodell sold the tract to E. R. Backer in 1889, who was looking for a real estate investment. Before opening the Elmira State Bank in 1892, Backer was in the mercantile trade and later became a land agent for the Atchison, Topeka & Santa Fe Railroad. He returned east, settling in Elmira in 1889, drawn by the opportunity

¹⁰ K Lippincott, *Clang Clang Went the Trolley. Ding, Ding Went the Bell: A Brief History of Trolleys in Chemung County, 2012* (Online at <http://chemungcountyhistoricalsociety.blogspot.com>).

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to invest in real estate, and bought the property from Goodell. A 1904 map shows Backer's lands almost completely built out, with only three vacant lots available.

With several purchasers of Hoffman's lands, it is assumed that many of the lots were sold and resold over the years, as indicated by subsequent maps, deeds and extant buildings. By the late nineteenth century, prosperity resulted in a growing middle class with a disposable income, which allowed either landlord investments in multifamily housing or larger and more stylish homes for private property owners. Lot sizes on the south side of West Clinton Street were narrower. Houses were more modest with smaller setbacks, and the street included a number of investment properties. A modest building at the southwest corner of West Clinton and College Streets was replaced by a large, stylish duplex in 1882, and two sets of large rowhouses were built on vacant land around 1870 at the southeast and southwest corners of Columbia and West Clinton streets. The north side of West Clinton was different, with large lot sizes almost double in length as they were wide, averaging 80 feet wide by 160 feet in depth. Several had carriage houses and other outbuildings constructed at the rear of the properties, accessed by an alley, which became the boundary marker between properties on the adjacent street (West Fourth). Properties on the north side of the street also included large lawns, slate walks and large setbacks. Lawns also had trees in the lawns near the street, giving that part of the street a park-like appearance.

At first, the properties in the nominated district attracted workers in the nearby rail yards and factories on the outskirts of Elmira, but as the city expanded, the available lands on the north side of West Clinton and the side streets attracted managers and professionals, such as lawyers, doctors, and other prominent businessmen. One of the first to locate in the area was Lorenzo Webber, who was a successful merchant and miller from Schuyler County, New York. He moved to Elmira in 1867 after joining with others to form the Bloss Coal Mining and Railroad Company for shipping coal from the company's coal mines in Pennsylvania. He bought a large plot on Columbia Street, north of West Clinton, where he had a substantial stone-clad two-story house built around 1875 that was illustrated in an 1879 county history. In the following years, a number of large, ornately decorated homes were built in the neighborhood, including an Eastern Stick style house with two front porches for author Esther Steele, or the two and one-half story Queen Anne style house for Charles Rapelyea, who was foreman of a lumber yard. His house was highly embellished with wood trim, large windows and a double wood and glass door.

The uniformity of the setbacks on the north side of the street hint that deed restrictions may have required this for new houses, but research has yet to reveal any type of restrictions or covenants on these properties. By the early twentieth century, the houses built at the west end of the West Clinton (beyond Davis Street) were on

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narrower lots, with a smaller setback from the street and were more modest in size. This indicates that the neighborhood reached its final period of growth, supported by Sanborn maps from the early 1930s showing all lots occupied, some with two residences on the property.

CRITERION C: ARCHITECTURE

As the Clinton-Columbia Historic District developed over several decades, it grew to contain many examples of popular domestic architectural styles from the mid nineteenth century to the early twentieth century. The variation of the housing stock was the result of the mixture of social and economic backgrounds of those who called the West Clinton and Columbia area home. The mixture of rowhouses, modest residences, and larger homes, especially along West Clinton Street, became a visual record of the diversity within the area and the district's evolution. The majority of buildings in the Clinton-Columbia Historic District are of wood-frame construction, indicating the importance of the lumber industry, one of the first and most important industries in Elmira that provided a readily available and affordable building material.¹¹ Throughout the nineteenth and early twentieth centuries, Elmira had a fast growing population and the introduction of balloon framing in the 1830s made it easier to meet the ever growing demand for housing as wood-frame homes were quicker to construct. The use of brick was often limited to foundations, but a few brick buildings were built in the nominated district, including two long rowhouses on West Clinton Street at Columbia and Davis streets. Even the Second Empire style Lorenzo Webber House (ca. 875) on Columbia Street was built of wood frame before it was clad with cast stone, the only stone house in the nominated district.

Five extant sets of rowhouses are a significant feature that make the nominated district stand out among other neighborhoods in Elmira, as this is the only neighborhood in Elmira that features rowhouses of this type and proportion. Rowhouses, commonly constructed in urban settings, had the characteristics and amenities of a single-family home but allowed for a greater number of buildings per block. They were also commonly used in multi-family housing since they provided the opportunity to create multiple small living spaces in one building. Although they can be constructed of any building material, brick was most often used, giving the rowhouses a much different exterior character than the typical wood-frame single-family properties. Houses were also generally set up with yards and private space, while rowhouses often lacked porches and private lawns. Architectural styles and detailing of each of the rowhouses separate them from one another, while architecturally and visually tying these buildings to the rest of the neighborhood. The early construction dates

¹¹ Towner, *History of Chemung County*, 56.

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for three rowhouses (ca. 1860s) indicate the need for affordable housing in the early stages of the neighborhood's development and its long history of being a mixed economic neighborhood.

The proliferation of styles in domestic architecture was the result of numerous publications that featured the latest styles and pattern books with instructions on how to build them. In the United States, the popularity of pattern books increased by the mid-nineteenth century, made possible by improvements in printing technologies and the popularity of authors promoting "good taste" in architecture, such as Lewis F. Allen and Andrew Jackson Downing. One of the styles promoted by the authors was the Italianate style, introduced in the 1840s as part of the picturesque movement and remained popular through the 1880s. Downing was one of the most influential in promoting the Italianate, which was inspired by rambling farmhouses in Italy. Downing held that a house should look like a house and indicate its function. Illustrations in his books included layouts of grounds, appropriate houses for different occupations and tasteful exterior details. The Italianate was commonly characterized by its use of decorative scroll brackets to support door and window hoods and embellish the roof overhang. Other common characteristics of this style included tall narrow windows, which are usually arched or curved, and the use of a square cupola or tower at the center of a low-pitched hipped roof.¹² It became one of the most prevalent styles in the nominated historic district, its popularity coinciding with the early residential development in the area. Examples of the Italianate style within the historic district include 505 College Avenue, 304 W. Clinton Street, 314 W. Clinton Street, and 405 W. Clinton Street.

Also seen in the Clinton-Columbia Historic District is the Second Empire style, one of many architectural subcategories of the Victorian period and was most popular from the late 1850s through the 1880s. Its name derives from the reign of French emperor Napoleon III (1852-1870) and was influenced by French architecture, imitating the latest French building fashions, which quickly spread to England and the United States. Distinguishing characteristics of the Second Empire style are the sloped mansard roof with dormers and decorative cornices with bracketing under the eaves. Windows and dormers on Second Empire buildings are commonly narrow and have decorative arched or pointed surrounds. The massing was typically square or rectilinear. The best example of the Second Empire style in the nominated district is the Lorenzo Webber House, at 615 Columbia Street, with its slate clad mansard roof and clover leaf shape. Directly across from it is a rowhouse (348-352 W. Fourth Street), also with a distinctive mansard roof, one of two in the district with the other located at 507-511 College Avenue.

Another prevalent architectural style seen in the nominated district is the Queen Anne, which was derived from designs popularized by a group of nineteenth century English architects led by Richard Norman Shaw. The

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Queen Anne style is identified by the use of an irregular shape, various materials and textures, and decorative detailing that ranged from stained glass windows to fancy trim work. The style features a steeply pitched roof of irregular shape, often with a dominant front-facing gable, patterned shingles in gable ends, oriel windows, and large porches. There are four main categories of decorative details associated with the Queen Anne style: spindlework (decorative turned spindle ornamentation), free classic (use of classical columns rather than spindles), half-timbered (decorative timbers used in the gables and upper-story walls), and patterned masonry (masonry walls with patterned brickwork or stonework).¹³ Significant examples of the Queen Anne style found within the Clinton-Columbia Historic District are 320, 360 and 602 Davis Street.

Contemporary with the Queen Anne style are the Eastern Stick and Shingle styles, primarily characterized by the use of decorative applied stickwork or exterior shingles as major components. Both were popular in the latter part of the late nineteenth century and, like most styles, were widely promoted through published media and pattern books. Both styles first borrowed elements from the Queen Anne such as irregular forms and roofs, large porches and bay windows with the overriding feature being the application of stick decoration or extensively shingled exteriors as the names imply. Unlike the Eastern Stick or other later nineteenth-century styles, the Shingle style focuses on complex shapes enclosed within a smooth surface (shingled exterior), unifying the irregular shape of the house rather than detailing around doors, windows, cornices or porches. Other defining features include an asymmetrical façade with an irregular, steeply pitched roofline with intersecting cross gables. As a result, the Shingle style offered a range of variation that required a professional hand and it remained a higher-fashion architect's style, rather than becoming adapted to mass housing.¹⁴ One of the best examples of the Shingle style in the nominated district is the home of architect Joseph Pierce at 308 West Clinton Street, with its angled corner bays, large porch and extensive use of different patterned shingles on the exterior. Another excellent example of his work is a large house at 368 West Clinton that was a remodeling of an earlier building, completed around 1885, part residence and part rental property. Much of the shingle siding is covered but the extensive shingle work in the gable ends and porches is still visible.

Architect Joseph Pierce (1855-1932) was active in Elmira and the Finger Lakes region from the 1880s to the 1930s. Pierce apprenticed with Warren H. Hayes in Elmira before partnering with Otis A. Dockstader in 1884 to create the firm Pierce and Dockstader, This lasted until 1890, when Pierce formed another partnership with Hiram H. Bickford.¹⁵ Elmira's population growth gave architects like Pierce and Bickford the opportunity to design a broad range of buildings, from residential to commercial to institutional. During the city's greatest

¹² Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 211-212.

¹³ *Ibid.*, 263-264.

¹⁴ *Ibid.*, 289-290.

¹⁵ Roger Reed, *Architects of Standing: Pierce & Bickford, Elmira, NY 1890-1932* (Elmira, NY: Chemung County Historical Society 1983), 3-5.

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years of growth, Pierce and Bickford became the most important architectural firm in the Elmira area. Among the firm's many significant buildings in the area are Elmira's City Hall (1894, NR listed in 1980), the Elmira Free Academy (1913), Southside High School (1924), the YMCA, and the Steele Memorial Library. They also designed the Smith's Opera House (1894, NR listed 1979) in Geneva, Ontario County, and the Corning City Club (1897), now known as the World War Memorial Library.

The Clinton-Columbia Historic District also has multiple examples of the Colonial Revival style, which was an extremely popular architectural style during the late nineteenth and early twentieth centuries in the United States. An outgrowth of the Centennial Exposition in Philadelphia in 1876, the style retained its popularity through the 1880s and made several reappearances from 1900 through the 1950s. The Colonial Revival style was an attempt to reclaim America's colonial heritage, and houses in the northeast in particular borrowed characteristics of the early English and Dutch houses from along the Atlantic seaboard. The style also borrowed from late eighteenth century Georgian and Adam designs, with other secondary influences pulled from post-medieval English and Dutch Colonial prototypes. Significant characteristics of the Colonial Revival include accentuated front doors with decorative surrounds, a symmetrical façade, and paired double-hung windows with multi-pane glazing. Examples of the Colonial Revival style in the nominated district include 354, 407, 413, 417, and 421 West Clinton Street.

By the early twentieth century, a small number of houses were built in the nominated district following the designs of the Prairie and Craftsman styles, commonly seen in the early 1900s through the 1930s. Inspired by movements of the same name, the houses were smaller and less elaborate than their architectural predecessors. One variation of the Prairie style came to dominate, commonly referred to as the American Foursquare, due to its block shape. Both the American Foursquare and Craftsman houses shared details such as porches and wood-frame construction, but differed when it came to roof forms. Craftsman homes often feature sweeping side-gabled roofs with prominent façade dormers, whereas the Foursquare homes had hipped or pyramid shaped roofs with smaller roof dormers in one or more sides. In the nominated district, these houses appear near its edges, representing the end of the development of the neighborhood and the district. An excellent example of the Prairie/American Foursquare is the house at 421 West Clinton Street, with its prominent block and hipped roof that flares at the ends. The roof also contains paired window dormers and an accented entrance more characteristic of the Colonial Revival with a pediment and columns. A little further to the west is a classic example of an Arts and Crafts style home (427 West Clinton), with its characteristic steep side-gabled roof, prominent façade dormer and full width front porch.

Clinton-Columbia Historic District
Name of Property

Chemung, NY
County and State

In spite of economic hardships in recent years, the Clinton-Columbia Historic District continues to be a mixed-economic residential neighborhood. Several of the larger homes were subdivided into multi-family rental properties, but interest in the area has halted the practice and new property owners are beginning to reverse the trend. The continued mix of single and multi-family homes helps to retain the historic character set forth long ago of a neighborhood responding to housing needs for city residents of different backgrounds and continues to uphold that defining character today. The majority of the building stock in the Clinton-Columbia Historic District retains a fair to high level of architectural and material integrity. Relatively few alterations and demolitions have occurred within the historic district, allowing one to walk through the neighborhood and experience the streetscape and architecture as it was in the late 1800s and early 1900s. The few alterations that have occurred are primarily replacements in siding or more recent repairs to properties, resulting in a cohesive historic sense and continuity with both the buildings and the streetscape.

Clinton-Columbia Historic District
Name of Property

Chemung, NY
County and State

9. Major Bibliographical References

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

- "The Bank Opened. The Elmira State Bank Now Ready for Business." *Elmira Daily Gazette and Free Press*, 2 June 1892, 7.
- Chemung County Historical Society. *Our Sense of Place: Neighborhoods in Chemung County*. Elmira, NY: Chemung County Historical Society, 1995.
- Chemung County Historical Society Writers' Group. *Chemung County... it's History*. Elmira, NY: Commercial Press, 1961.
- Chemung County Memories: The Early Years*. Canada: Pediment Publishing, 2001.
- Chemung County Memories: Volume II, The 1940s, 1950s, and 1960s*. Canada: Pediment Publishing, 2003.
- "DeBruce Goodell." *Elmira Morning Telegram*, 12 November 1916, 2.
- Elmira Past and Present: Its Commerce, Trade and Industries*. Elmira, NY: Elmira Advertiser Association, 1894.
- Gordon, W. R. *Elmira and Chemung Valley Trolleys in the Southern Tier*. Rochester, NY: William Reed Gordon, 1970.
- Hare, J. E., & Kieffer, J. A. *Images of America: Elmira*. Charleston, SC: Arcadia Publishing, 2013.
- Hoiland, D. R. *Pioneers of the Southern Tier*. Elmira, NY, undated.
- Janowski, D. L. *Images of America: The Chemung Valley*. Charleston, SC: Arcadia Publishing, 1998.
- Lippincott, K. *Clang, Clang Went the Trolley. Ding, Ding Went the Bell: A Brief History of Trolleys in Chemung County*, 2012. Online at <http://chemungcountyhistoricalsociety.blogspot.com>.
- Near Westside Neighborhood Association. *History of the Near Westside*. Elmira, NY: Near Westside Neighborhood Association, undated.
- Reed, Roger G. *Architects of Standing: Pierce & Bickford, Elmira, NY 1890-1932*. Elmira, NY: Chemung County Historical Society, 1983.
- Samson, H. M. "Days of The Trolley Car." *Chemung Valley Reporter*. Elmira, NY, 22 April 1976.
- Taylor, E. C. *A Short History of Elmira*. Elmira, NY: Elmira League of Women Voters, 1937.
- Towner, A. *History of Chemung County New York: 1836-1892*. Syracuse, NY: D. Mason & Co., Publishers, 1892.

Other Sources:

Elmira City Directories (1850 – 1930)

Sanborn Maps

Historic Photographs (courtesy of the Near Westside Neighborhood Association, the Elmira Steele Public Library, and the Chemung County Historical Society)

Clinton-Columbia Historic District
Name of Property

Chemung, NY
County and State

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: Johnson-Schmidt & Associates

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ±17.23 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>350100</u> Easting	<u>4661779</u> Northing	5	<u>18N</u> Zone	<u>349611</u> Easting	<u>4661534</u> Northing
2	<u>18N</u> Zone	<u>350153</u> Easting	<u>4661638</u> Northing	6	<u>18N</u> Zone	<u>349617</u> Easting	<u>4661596</u> Northing
3	<u>18N</u> Zone	<u>350124</u> Easting	<u>4661628</u> Northing	7	<u>18N</u> Zone	<u>349890</u> Easting	<u>4661796</u> Northing
4	<u>18N</u> Zone	<u>349632</u> Easting	<u>4661476</u> Northing	8	<u>18N</u> Zone	<u>349921</u> Easting	<u>4661807</u> Northing

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

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

Boundary Justification (Explain why the boundaries were selected.)

The district boundary encompasses the largest number of contiguous properties that illustrate the period of significance and have a high level of integrity, especially in terms of feeling and association.

11. Form Prepared By

name/title Megan Klem (edits/revisions by Virginia L. Bartos, Ph.D, NYS OPRHP)
organization Johnson-Schmidt & Associates, Architects date 25 March 2015
street & number 15 E. Market Street, #202 telephone 607-937-1946
city or town Corning state NY zip code 14830
e-mail Megan@PreservationArchitects.com

Clinton-Columbia Historic District
Name of Property

Chemung, NY
County and State

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: Clinton-Columbia Historic District

City or Vicinity: Elmira

County: Chemung

State: New York

Photographer: Megan Klem

Date Photographed: 11/13/13

Description of Photograph(s) and number:

- 0001 of 0026: Looking southwest at the homes and row houses along the west side of College Avenue.
0002 of 0026: Looking west at 605 College Avenue.
0003 of 0026: Looking southwest down W. Clinton Street from the intersection with College Avenue.
0004 of 0026: Looking northwest down W. Clinton Street from the intersection with College Avenue.
0005 of 0026: Looking southeast down W. Clinton Street toward College Avenue.
0006 of 0026: Looking south at three historic homes along W. Clinton Street.
0007 of 0026: Looking south at a line of historic row houses along W. Clinton Street at Columbia.
0008 of 0026: Looking northwest at the intersection of W. Clinton Street and Columbia Street.
0009 of 0026: Looking southwest at a line of historic row houses at the intersection of W. Clinton and Columbia Streets.
0010 of 0026: Looking northwest at the Lorenzo Webber House located on Columbia Street.
0011 of 0026: Looking southeast down Columbia Street.
0012 of 0026: Looking northeast at a line of historic row houses on W. Fourth Street.
0013 of 0026: Looking northwest along W Clinton Street toward Davis.
0014 of 0026: Looking northwest at the intersection of W Clinton and Davis Streets.
0015 of 0026: Looking southeast along W. Clinton Street from Davis Street.
0016 of 0026: Looking north at a line of brick row houses on the corner of W. Clinton Street and Davis Street.
0017 of 0026: Looking northeast along W. Clinton Street from Davis St.
0018 of 0026: West end of district, north side of W Clinton St near Davis.
0019 of 0026: House at 514 Davis St.
0020 of 0026: Looking southeast along W. Clinton Street from the intersection with Davis Street.
0021 of 0026: View looking northwest at 424 and 426 W. Clinton Street.
0022 of 0026: View southwest from 423 W. Clinton Street.
0023 of 0026: Looking west along south side of W. Clinton Street from 429 W. Clinton.
0024 of 0026: View of 611 Columbia Street.
0025 of 0026: View of 308 W Clinton (Joseph Pierce House)
0026 of 0026: View of E. R. Backer House (429 W. Clinton)—white house on left.

Clinton-Columbia Historic District
Name of Property

Chemung, NY
County and State

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.

Clinton-Columbia Historic District
Name of Property

Chemung, NY
County and State

Clinton-Columbia Historic District

City of Elmira,
Chemung Co., New York



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



Clinton-Columbia HD



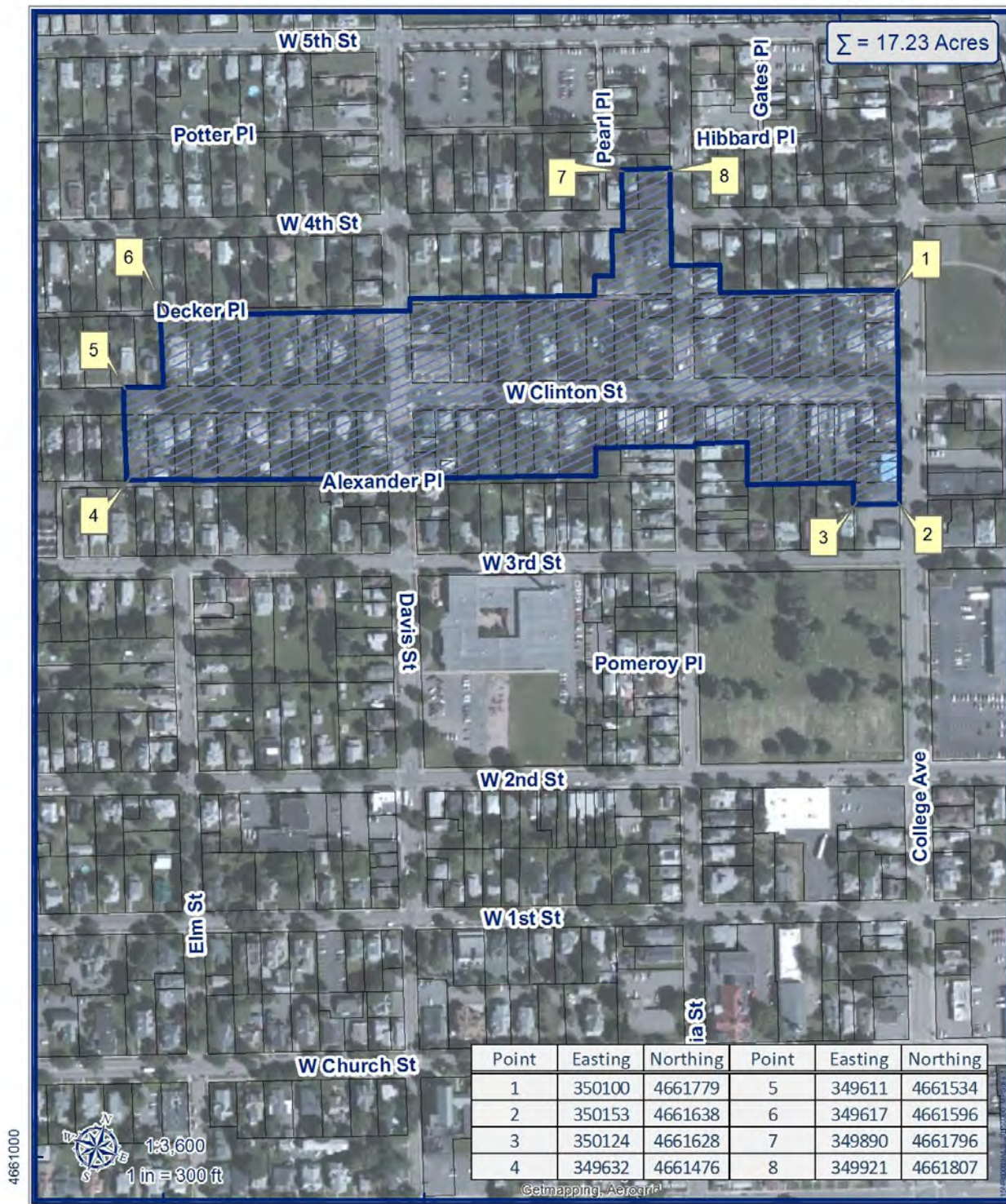
Parks, Recreation
and Historic Preservation

Clinton-Columbia Historic District
 Name of Property

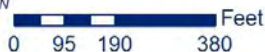
Chemung, NY
 County and State

Clinton-Columbia Historic District

City of Elmira,
 Chemung Co., New York



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



Parks, Recreation
 and Historic Preservation

Clinton-Columbia Historic District
Name of Property

Chemung, NY
County and State











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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Clinton--Columbia Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Chemung

DATE RECEIVED: 4/17/15 DATE OF PENDING LIST: 5/08/15
DATE OF 16TH DAY: 5/26/15 DATE OF 45TH DAY: 6/02/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000308

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 6-1-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

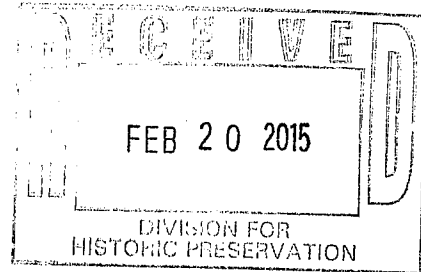
TELEPHONE _____ DATE _____

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.

February 17, 2015

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



Dear Ms. Bartos,

We are writing to offer our support for the nomination of the "Clinton-Columbia Historic District" to the National and State Registers of Historic Places.

Recognition as an historic district, along with the City of Elmira's designation will allow property owners, such as us to take advantage of historic restoration tax credits.

We sincerely hope that this designation becomes a reality!

Sincerely,

Jeanne and Daniel McDonald
301 West Clinton Street
Elmira, N.Y. 14901

February 15, 2015

Gary Wilson
351 West Clinton Street
Elmira, NY 14901

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

Dear Ms. Bartos :

I am pleased to hear of the nomination of the "Clinton-Columbia Historic District" to the State and National Registers of Historic Places.

During the 14 years I have been a homeowner this neighborhood has moved steadily away from absentee landlords to owner-occupied properties. Consequently the care given the properties and quality of life in the neighborhood as a whole has improved greatly. In fact I believe it has reached a tipping point.

The Near Westside Neighborhood Association has been a guiding light and encouragement during this long and arduous process. The recognition of the "Clinton-Columbia Historic District" would be a great asset and encouragement that our efforts toward creating and preserving a place that anyone would be proud to call home is recognized and valued by the powers that be.

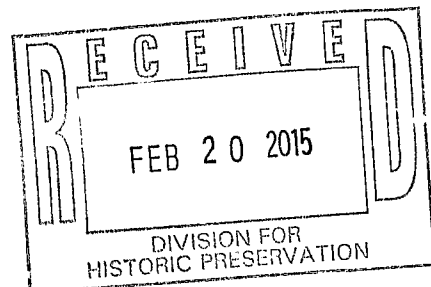
I look forward to the achievement of this goal.

Sincerely,

Gary Wilson, LEED



cc: Nwana, Inc.



March 12, 2015

Attendance

Valley	Absent
Butcher	Present
Perron	Present
Janowski	Present
Searfoss	Present

TO THE ELMIRA CITY HISTORIC PRESERVATION COMMISSION

Dear Commissioners:

**RE: MINUTES & RESOLUTIONS
REGULAR HISTORIC PRESERVATION COMMISSION MEETING
MARCH 10, 2015 AT 4:00 P.M.
ELMIRA CITY COURT ROOM, SECOND FLOOR, CITY HALL, ELMIRA, NEW YORK**

15-03-01 Resolution to dispense with the reading of the minutes of the Regular Meeting held
Perron January 13, 2015.
4-0

15-03-02 Resolution to recommend to New York State Office of Parks, Recreation and Historic
Perron Preservation that the Clinton-Columbia Historic District be nominated to the State and
4-0 National Registers of Historic Places.

15-03-03 Resolution to adjourn.
Searfoss
4-0

Respectfully Submitted,

Julie Elwood
Clerk to the Commission

Next HPC 4/14/15

March 10, 2015

Minutes and resolutions of the meeting of the Elmira City Historic Preservation Commission held at City Hall in said City of Elmira this 10th day of March, 2015.

Vice-Chairperson Butcher called the meeting to order and presided.

The Clerk to the Commission called the roll.

RESOLUTION

NO. 15-03-01

Motion by Commissioner Perron:

Seconded by Vice-Chairperson Butcher.

RESOLUTION, that the reading of the minutes and resolutions of the Regular Meeting held January 13, 2015 be dispensed and stand approved.

VOTE

AYES

X COMMISSIONER BUTCHER
X COMMISSIONER PERRON
X COMMISSIONER JANOWSKI
X COMMISSIONER SEARFOSS
CHAIRMAN VALLELY

NAYS

ABSENT

RESOLUTION

NO. 15-03-02

Motion by Commissioner Perron:

Seconded by Commissioner Janowski.

WHEREAS, the Commission has reviewed the draft copy of the fully documented nomination proposal and the criteria under which properties are evaluated with regard to the Clinton-Columbia Historic District; and

WHEREAS, the Commission believes that this proposal will be a good addition to the existing historic district; and

WHEREAS, there was no public comment regarding this request;

NOW, THEREFORE, BE IT

RESOLVED, that the Elmira City Historic Preservation Commission, after reviewing the request by the New York State Office of Parks, Recreation and Historic Preservation, hereby recommends that, in its opinion, the Clinton-Columbia Historic District meets the criteria for listing on the State and National Registers.

VOTE

AYES

X COMMISSIONER BUTCHER
X COMMISSIONER PERRON
X COMMISSIONER JANOWSKI
X COMMISSIONER SEARFOSS
CHAIRMAN VALLELY

NAYS

ABSENT

3/10/15

RESOLUTION

NO. 15-01-03

Motion by Commissioner Searfoss

Seconded by Commissioner Perron.

RESOLVED, that the next regularly scheduled meeting of the Elmira City Historic Preservation Commission will be held on Tuesday, April 14, 2015 at 4:00 p.m., and be it further

RESOLVED, that this meeting is adjourned.

VOTE

AYES

X
X
X
X

COMMISSIONER BUTCHER
COMMISSIONER PERRON
COMMISSIONER JANOWSKI
COMMISSIONER SEARFOSS
CHAIRMAN VALLELY

NAYS

ABSENT

A M E R I C A N C A P I T A L R E L L C

642 WEST WATER STREET ELMIRA, NY 14905
607 873-7346 FAX 607 873-7349 email: harriet@acapllc.com

January 26, 2015

Ms. Virginia Bartos
Division for Historic Preservation
Peebles Island
PO Box 189
Waterford, NY 12188-0189

Dear Ms. Bartos:

This is in response to the letter we recently received from Ms. Ruth L. Pierpont regarding proposed creation of a Clinton-Columbia Historic District in the City of Elmira and its listing in the State and National Registers of Historic Places.

American Capital RE, LLC is the sole owner of one of the properties in this proposed district, 408 West Clinton Street, Elmira, NY 14901.

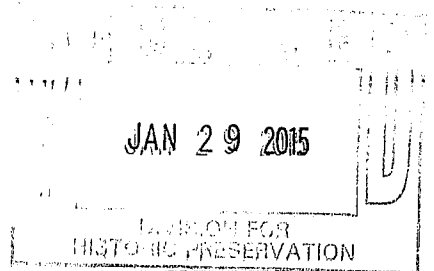
Please note that we object to the creation of this district and the listing of same in the State or National Registers of Historic Places.

Thank you for your courtesy and cooperation.

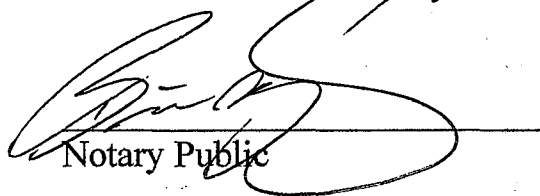
Sincerely,



Harriet Baldwin
Managing Member



Sworn to before me this 26th day of January, 2015:



Notary Public

BRIAN MCGINLEY
Notary Public, State of New York
No. 01MC6155127
Qualified in Chemung County
Commission Expires Nov. 06, 2018

3/28/15

To whom it my concern

As a property owner in the proposed rezoning of Clinton – Columbia St I here by object to placing 368 W.Clinton in the Historic District.

Jason S. Davies
JASON S. DAVIES

STATE OF NEW YORK
COUNTY OF CHEMUNG SS:

ON THIS 20th DAY OF March, 20 15, BEFORE ME PERSONALLY
CAME Jason Davies TO ME PERSONALLY
KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED
THE FOREGOING DOCUMENT

Marianne J. Schrom
Notary Public

MARIANNE J. SCHROM
Notary Public, State of New York
Qualified in Chemung County
No. 01SC6240050
My Commission Expires 04-25- 2015



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

13 April 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:

Clinton-Columbia Historic District, Chemung County
Arvine Heights Historic District, Monroe County
Lehigh Valley Railroad Barge 79, Kings County

Regarding the Lehigh Valley Railroad Barge, the vessel was originally listed on the National Register in New Jersey in 1989; however, it was removed from the register automatically when it was moved to New York without informing the National Park Service. This nomination proposes listing it in its New York location, which is now its permanent home. The nomination explains why this is an appropriate location. 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