

United States Department of the Interior
National Park Service

56-612



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name LE ROY DOWNTOWN HISTORIC DISTRICT

other names/site number _____

2. Location

street & number 7-9 Clay St; 8-8 1/2 Lake St; 1-73 & 2-72 Main St; 7 Mill St; 8-62 & 3 to 61 West Main St

not for publication

city or town Le Roy

vicinity

state New York

code NY

county Genesee

code 037

zip code 14482

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. ([] see continuation sheet for additional comments.)

Ruth Purpont DSHP
Signature of certifying official/Title

12/5/16
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register see continuation sheet
- determined eligible for the National Register see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) _____

Signature of the Keeper
for Alexis A. Kennedy

date of action
1-31-17

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)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
71	5	buildings
1	1	sites
3		structures
75	6	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

4

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/residence

DOMESTIC/residence

RELIGION/church

RELIGION/church

COMMERCE/bank, restaurant

COMMERCE/bank, restaurant

GOVERNMENT/post office, municipal building

GOVERNMENT/post office, municipal building

SOCIAL/meeting hall

SOCIAL/meeting hall

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN: Gothic, Italianate, Queen Anne

foundation Brick, Concrete, Stone

LATE 19th AND EARLY 20th CENTURY:

walls Wood, Brick, Vinyl, Stucco

Colonial Revival, Neoclassical

Aluminum, Stone

MODERN

roof Asphalt, Shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Le Roy Downtown Historic District

Genesee County, New York

Name of Property

County and State

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 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 that 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 boxes that apply.)

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested. **NPS #33,641 Washington Block**
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

Areas of Significance:

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

SOCIAL HISTORY

Period of Significance:

1811-1963

Significant Dates:

1811; 1963

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

James Arnold, Claude Bragdon;

Phil L. Pierson

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10. Geographical Data

Acreeage of Property 34.07 acres

UTM References SEE CONTINUATION SHEET FOR ADDITIONAL UTM's

(Place additional UTM references on a continuation sheet.)

1	<u> 1 8 </u>	<u>255823</u>	<u>4762916</u>	3	<u> 1 8 </u>	<u>256280</u>	<u>4762614</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> 1 8 </u>	<u>256280</u>	<u>4762739</u>	4	<u> 1 8 </u>	<u>256109</u>	<u>4762583</u>

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Derek King, Caitlin Moriarty, PhD, Matt Shoen/Preservation Studios [Edited by Jennifer Walkowski, NYSHPO]

organization Preservation Studios date 12/5/2016

street & number 60 Hedley Pl telephone 716.725.6410

city or town Buffalo state NY zip code 14208

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

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

name _____

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. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

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Le Roy Downtown Historic District

Name of Property

Genesee County, New York

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Narrative Description of Property

The Le Roy Downtown Historic District encompasses the historical commercial and residential center of the Village of Le Roy, Genesee County, New York; the district is oriented around the intersection of NY Route 19 and Route 5, primarily along Main and West Main Streets with several buildings included from the cross-streets of Bank, Lake, and Clay Street. The Le Roy Downtown Historic District consists of the community's most intact and best examples of commercial, public, religious and social buildings along the route which has served as the primary artery through Le Roy since its founding. Most buildings face Main/West Main Street, a straight east-west road that is also designated as NY Route 5. The west end of the district ends at Gilbert Street and the east end of the district terminates just before the bridge that crosses the Oatka Creek. NY Route 19/Lake Street/Clay Street bisects the district, running north-south, and other side streets, including Craigie Street, West Avenue, Bank Street and Mill Street, also intersect NY Route 19 perpendicularly.

District boundaries are drawn to encompass physically and historically related residential and commercial resources along the Main Street/West Main Street corridor, which is depicted on historic maps as the spine of early village development. The proposed district is flanked on the north and south by late-nineteenth and early twentieth-century residential areas that are excluded from this nomination because they do not contribute to the commercial corridor of Main Street. Additionally, it appears that non-historic modifications obscure their historic character, so they would need to be reevaluated to determine National Register eligibility. The Oatka Creek forms a clear division at the eastern end of the district, and historic maps confirm that the geographic boundary also served as a functional endpoint to the commercial center of the growing village, though the neighborhood and school on the east side of the creek warrant further investigation. Beyond the west boundary at Lent Avenue/Gilbert Street, the character of the streetscape changes to a combination of more vernacular houses with modern alterations that do not contribute to the character of the proposed district.

The district forms the hub of the Village of Le Roy, Genesee County, New York, which is located roughly 29 miles southwest of the City of Rochester. The Village of Le Roy is approximately two and three-quarters square miles in area, near the center of the Town of Le Roy. The village has a small-scale urban character, with several dense residential neighborhoods surrounding a more densely concentrated commercial corridor. Main Street has traditionally been the primary east-west route through the village and the town. Oatka Creek, a tributary that empties into the Genesee River on its way east to Rochester, divides the village in two and forms the eastern boundary of the district. The western boundary is located at the intersection of Lent Avenue and Gilbert Street with West Main Street and is formed by the western property lines of 62 West Main Street to the north and 61 West Main Street to the south. Rear property lines of the buildings along Main and West Main Street form the north and south boundaries of the district.

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The nominated district includes eighty-five resources on the north and south sides of West Main Street and Main Street and encompasses an area of roughly thirty-three acres. It contains sixty-seven primary buildings, split evenly between residential and commercial properties, with examples of municipal, religious, and industrial buildings as well. Only six resources in the district are non-contributing, primarily due to significant alteration or because the buildings or structures are not fifty years of age. Four properties in the Le Roy Downtown Historic District are already individually listed on the National Register of Historic Places: the United States Post Office (NR Listed 1989), the First Presbyterian Church of Le Roy and rectory (NR Listed 2014), and the Keeney House (NR Listed 1980). Thirteen secondary buildings are associated with residences and all but one of them contribute to the nomination. Most of the secondary buildings are private single-story garages and carriage houses that are contemporary with the primary buildings. The Le Roy Downtown Historic District encompasses one of the most distinct areas in the Le Roy and the largest collection of buildings related to commercial, social, residential and institutional uses in the community.

Buildings in the Le Roy Downtown Historic District reflect the development of architectural taste, construction methods, materials, and functional use over a period that spans the history of the village from its origins in the early nineteenth century to the present day. Generally, the eastern portion of the nominated district contains purpose-built nineteenth-century commercial properties that were sited to take advantage of water power from the Oatka Creek. The western half of the district is more residential in character, although many former houses are now utilized for commercial purposes.

Many of the buildings in the proposed district are modest interpretations of popular period styles, with some larger, more ornate examples as well. The western portion of the district contains some early nineteenth century residences, including an Adamesque residence and a Greek Revival former inn from 1811. There are several Greek Revival style buildings from the mid-nineteenth century, as well as examples of large Italianate and Queen Anne houses that were converted to social clubs during the early twentieth century. West Main Street also contains Colonial Revival residences from the first half of the twentieth century and two mid-century Ranch style residences that reflect the last phases of residential subdivision along the street. Commercial buildings toward the eastern half of the district, east of Clay/Lake Street, are generally two- or three-story brick or stone buildings. While many of these buildings date to the nineteenth and early twentieth century, some of the primary façades were altered in the early to mid-twentieth century and reflect widespread trends of storefront modernization during that era.

Main Street is approximately eighty feet wide, with two lanes in either direction, a center turning lane, and parking on both sides. The north side of the Main Street is lined with fourteen mature deciduous trees evenly spaced along the concrete sidewalk and the southern side is lined with eight trees of similar age, paired and spaced far apart along the street. Though most buildings are built right to the sidewalk, there is some lawn along

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the southern end close to Clay Street in front of the Presbyterian Church, the residence immediately to its east, and the McDonald's restaurant.

The streetscape through West Main Street has a slightly different, more residential, feel, with a narrower street, buildings set back further from the street, and more mature trees. West Main Street is also paved asphalt but is only approximately 45 feet wide, with nearly fifteen-foot-wide grass planting strips between the street and the concrete sidewalks. Most residences are set back between thirty-five and fifty feet from the road, and nearly every house has one or two mature deciduous trees on the planting strip and additional trees on their lawns, giving the sidewalk a near-canopied effect.

Most of the properties along West Main Street have rectangular lots with widths between sixty and seventy-five feet. Two exceptions to that rule are 53 West Main Street and 34 West Main Street, which are used by the American Legion and former O-At-Ka Hose Club, respectively; each has a large parking lot to the side and rear of the building to accommodate their patrons. It appears that most lots originally had depths ranging between 250 and 300 feet, and while the majority of extant residences maintain that depth, there are several variations. In addition to a few shallower lots that likely resulted from subdividing original large lots, 34 West Main and 53 West Main have much deeper lots, measuring 650 feet and 530 feet deep, respectively. Other exceptions include the non-contributing contemporary apartment complex at 57 West Main Rear, which was subdivided off of 57 West Main Street and extends diagonally behind 57 and 61 West Main Street, as well as 1-23 Gilbert Street to the west. Additionally, the Save-A-Lot (formerly Acme Grocery) at 19 West Main Street is located on a parcel that once contained the Late-Victorian Gothic Lampson Mansion, which was the clubhouse for the local Knights of Columbus before they relocated to the still extant carriage house and sold the mansion to Acme, which promptly demolished the building in c. 1963 to build its grocery store.

The property lots for the buildings along Main Street are primarily rectangular in shape, with a variety of widths and depths. The lot width for buildings varies dramatically on both sides of the street, with some buildings as narrow as one twenty-foot bay (67 Main Street) and others as wide as 100 feet with four bays (24-30 Main Street). In general, the lot depths on the northern side of the street are uniform because most of them abut Bacon Street, which runs roughly parallel to and one block north of Main Street. The lot depths on the south side of the street vary due to the shape of parking lots behind several buildings.

ARCHITECTURE

The Le Roy Downtown Historic District includes the traditional commercial core in the Village of Le Roy, as well as a portion of the adjacent West Main Street that originated as houses for some of the community's earliest and most prominent residents. Though residential in design, during the mid-twentieth century, many of the houses along West Main Street were used for social and commercial purposes, and, as a result, have a closer

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shared character with the commercial properties along Main Street than with the surrounding residential neighborhoods in the village.

The most common building material for residential buildings in the proposed district is wood, while many of the commercial buildings are constructed of brick or stone. Most of the buildings were constructed by local builders who utilized existing plans or pattern books, reflecting popular architectural styles of the time.

Most of the houses are two and one-half stories with front- or side-gabled roofs, but there are a few more complex orientations found among the district's Victorian-era designs. Several houses feature large front porches and many houses have similar fenestration, although the details vary. The majority of the windows are double-hung sash, and multi-light casement windows are the second most prevalent type. Many residences in the proposed district share a number of common features, such as bay windows, large open porches, enclosed entries, dormer windows, wood porch columns, leaded glass windows, and single-story wings attached to the side or rear of the building.

Nearly all of the commercial buildings in the district are constructed of brick, though one bank building is constructed of locally-quarried stone. A majority of the commercial buildings were constructed in the nineteenth century, with simplified Italianate detailing and massing, though there are early nineteenth and twentieth-century buildings as well, including a mid-twentieth century glass-fronted, arched roof grocery store, commonly referred to as "roadside" or "exaggerated modern." Nearly all of the commercial buildings are located on Main Street, though several of the former residences along West Main are rented as multi-unit apartments, one houses the American Legion, and one is a funeral home.

The district includes two municipal buildings. The building at 48 Main Street is a c. 1945 former department store that was converted to the Le Roy Town Offices. The c. 1914 Municipal Building houses the town and village fire department, police department, the mayor's office, and meeting spaces for the community. There is one religious building in the district, the First Presbyterian Church at the corner of Main and Clay Streets, which was listed on the National Register in 2014.

There are two hitching posts (at 22 and 48 West Main) and a large carriage step (at 45 West Main Street) located between the sidewalk and the road in the proposed district. The proposed district also contains one wooden well house constructed around 1870, which features ornate Italianate and Gothic detailing, at 46 West Main Street. All of these resources contribute to the historic integrity of the district.

INTEGRITY

The period of significance for the Le Roy Downtown Historic District is from 1811 to 1963, encompassing the construction of the earliest extant building, the Lent Tavern at 48 West Main Street, through the construction of

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the Acme Grocery in 1963 at 19 West Main Street. The buildings in the proposed district maintain integrity in terms of location and setting. Collectively, the buildings in the proposed district retain original historic features, particularly in terms of massing, fenestration, trim work, bay windows, and other common elements from the period of significance. Some of the buildings have siding or roof replacements with non-historic materials, but the majority of the buildings retain the original clapboard, stone, brick and stucco exteriors.

The Le Roy Downtown Historic District retains its traditional character as a historic downtown neighborhood that blends commercial and residential buildings. A determination of contributing or non-contributing status is based on whether the building was constructed within the period of significance and if it maintains its historic integrity without obvious alterations. Buildings constructed after 1963, including two commercial buildings and one apartment building, fall outside of the period of significance and are not contributing. A number of buildings dating to the period of significance have non-historic renovations and additions. In cases where the alterations are confined to the rear of the building and are therefore not visible from the street, the building is considered contributing. Buildings with significant additions and non-historic materials that dramatically obscure or replace historic features such as original massing, fenestration, or orientation are identified as non-contributing.

Only one residential building, three commercial buildings, one secondary building, and one structure within the proposed district boundary are non-contributing. The four non-contributing buildings and the structure were all constructed well beyond the period of significance, while the non-contributing secondary building was modified so drastically that its original materials, design, and craftsmanship are completely unrecognizable.

LE ROY DOWNTOWN HISTORIC DISTRICT RESOURCE LIST

Total Number of Primary Buildings: 67

Total Contributing Primary Buildings: 59

Total Non-Contributing Primary Building: 5

Total Previously Listed Buildings: 4

Total Number of Secondary Buildings: 13

Total Contributing Secondary Buildings: 11

Total Previously Listed Secondary Buildings: 1

Total Non-Contributing Secondary Buildings: 1

Total Number of Objects and Structures: 5

Total Contributing Objects: 3

Total Contributing Structures: 1

Total Non-Contributing Structures: 1

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Construction dates were determined through historic maps, online property records and other historic resources (periodicals, city directories and U.S. Census records). Circa dates (indicated by "c.") indicate an estimation of construction with ± 5 years.

CLAY STREET- EAST SIDE (ODD)

7 Clay Street c. 1825, renovated c. 1930

One contributing building
First Presbyterian Church
Previously NR Listed 2014

One-story, three-bay frame Gothic Revival church with Neoclassical detailing. Low-pitched front-facing gable roof with center bell tower and tall shingle-sided spire. First floor has three bays, with two single bays of arched four-over-four windows with a center bay of paired wooden doors with decorative blank panels above. Second floor has arched four-over-four windows in first and third bays, with center paired four-over-four windows. Full-height partial-width pediment portico supported by four Doric columns and two full-height pilasters.

9 Clay Street c.1880

One contributing building
Rectory, First Presbyterian Church
Previously NR Listed 2014

Two-and-one-half story brick Queen Anne residence with stone foundation. Moderately pitched hip-on-cross gable roof, with heavy timber and shingle detailing in the gable and wide unboxed eaves and brick chimney on the southern end of the roof. First floor has four bays, with one-over-one vinyl replacement windows in the first, third, and fourth bays with brick arch lintels, and original paired wooden doors with single-light windows near the top, with sloping hipped roof awning above supported by carved brackets. Second floor has four bays with vinyl replacement windows. First bay on first and second floor is slightly recessed from the rest of the first floor, with sloping second floor that feeds into a multi-floor eave. There are two-story three-window bay windows on the north and south-elevations.

LAKE STREET—EAST SIDE (EVEN)

8-8 1/2 Lake Street c. 1870 with c. 1910 addition, mid-20th century storefront addition

One contributing building

Three bay, one-and-one-half story limestone, brick, livery building, with two-bay brick one-story garage addition. Front-facing gable roof with wide boxed eaves and a sloping frame addition with slightly different pitched front-facing gable roof. First floor mid-century addition has three bays, with three full-height glass windows with a turned brick lintel in the first bay, a recessed opening to the original livery doorway in the center bay, and a center door with two large single-light windows with wood soffits on either side in the third bay, and is capped with a full-width side-facing projecting awning. In gable is a center one-over-one window with stone surround and key, and a single bullseye window with turned brick surround in eave.

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MAIN STREET- NORTH SIDE (EVEN)

2 Main Street **1936-1938**

One contributing building

LeRoy Post Office

Architect James Arnold

Previously NR Listed 1990

One-story five-bay brick and stone Colonial Revival post office with a square plan. Low pitched hipped roof with slate shingles, and center wooden cupola with a dome, clock, and weather vane, as well as an exterior end stone chimney on the north elevation, and a shallow cornice and parapet that contains pilaster-divided sections in line with windows below. First floor contains 12-over-12 double-hung wood windows in the first, second, third, and fourth bays with semicircle openings in first and fifth, and carved panels depicting garlands and postal motifs. Center bay contains a recessed entry flanked by metal lanterns, with large fanlight and small hood supported by stone consoles, and the words "UNITED STATES POST OFFICE, LE ROY NEW YORK" are spelled out in metal and affixed to the building below the cornice. On the secondary elevations, there are six bays, with southernmost bays of each (fifth on west, first on east) containing deeply recessed 20-over-15 sash windows, with the other five containing the same 12-over-12 as the main elevation.

10 Main Street **c. 1856**

One contributing building

Upham Block, built for Alonzo S. Upham

Three story, two-bay brick commercial building. Flat roof with tall brick parapet capped with a wide flat projecting cornice with curved brackets and a row of dentils. The first floor contains a single storefront in each of the two bays. The first bay features large display windows with a recessed off center aluminum entry door and a secondary shed roof above. The second bay storefront has smaller display windows with brick spandrel panels and a recessed off-center aluminum entry door. A steel door with a two lite transom separates the two storefronts for access to an interior staircase. The second floor contains seven, one-over-one vinyl double hung windows with a transom above each. The three westernmost windows are reduced slightly in size. The second floor has seven window openings, but all are currently boarded. All windows on the second and third floors have cast iron hoods featuring a centered acanthus leaf with garland on either side and are surmounted by a star detail.

20 Main Street **c. 1930**

One contributing building

Two story, five-bay, brick, Neoclassical commercial building. Flat roof with stone pediment featuring dentil molding around the perimeter of the tympanum with a centered shield and garland motif. Full height stone pilasters with composite capitals define each of the five bays and a stone water table is present along the width of the primary and secondary elevations. The first floor contains a single six-lite vinyl window in the first bay, tall arch top single pane windows in the second and fourth bays with stone keystones, and an aluminum door in the fifth bay with stone casings and a simple stone hood featuring a blank center panel flanked by scrolls on either side. A circular stone medallion with a shield motif is present above the window and door in the first and fifth bays. Center (third) bay contains paired, recessed, aluminum doors flanked by stone pilasters with

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composite capitals and completed by a stone frieze with cornice before transitioning to an original fanlight window above with a stone keystone. The second floor contains a single vinyl window in each of the five bays. The first and fifth have a six-over-six double hung, the second and fourth have an eight-over-eight double hung, and the center (third) bay has a ten-over-ten double hung window.

24 Main Street c. 1856, c. 1925 storefront modification

One contributing building

Part of the Washington Block

Three story, single-bay, brick, Italianate commercial row building. Flat roof. The first floor features a recessed entry storefront with large display windows, with Carrera glass spandrel panels and a large Carrera glass signboard above across the width of the storefront. A wooden door is present between 24 and 26 Main Street. A stone course-band denotes the transition from first floor to second. The second floor contains four one-over-one double hung wood windows. The third floor contains four four-over-four double hung wood windows. All windows on the second and third floors have cast iron hoods featuring a centered face with garland on either side and are surmounted by a honeysuckle detail. All hoods were visually supported by cast iron scrolls, which are no longer extant. A pressed metal and wood denticulated cornice completes the composition.

26 Main Street c. 1856

One contributing building

Part of the Washington Block

Three story, single-bay, brick, Italianate commercial row building. Flat roof. The first floor contains a single storefront that features a recessed wooden entry door with large display windows, wood spandrel panels, and wooden boards above. A wooden door is present between 24 and 26 Main Street. A stone course-band denotes the transition from first floor to second. The second floor contains four one-over-one double hung vinyl windows. The third floor contains four four-over-four double hung wood windows. All windows on the second and third floors have cast iron hoods featuring a centered face with garland on either side and are surmounted by a honeysuckle detail. All hoods were visually supported by cast iron scrolls, which are no longer extant. A pressed metal and wood denticulated cornice completes the composition and defines the roof.

28-30 Main Street (on tax parcel 28-30-32 Main) c. 1856

Two contributing buildings

Part of the Washington Block

Three story, two-bay, brick, Italianate commercial row building. Flat roof. The first floor storefront is no longer intact and the current design stretches across both bays to appear as one. It has two entry doors in the first bay with the remainder having small single lite windows and all is clad in vinyl siding. A stone course-band denotes the transition from first floor to second. A stone course-band denotes the transition from first floor to second. The second floor contains three, one-over-one double hung vinyl windows with transoms in the first bay and four one-over-one double hung vinyl windows with transoms in the second bay. The third floor contains three, one-over-one double hung vinyl windows in the first bay and four one-over-one double hung vinyl windows in the second bay. All windows on the second and third floors have cast iron hoods featuring a centered face with garland on either side and are surmounted by a honeysuckle detail. Only one of the cast iron scrolls that visually

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supported the hoods is present on the third floor in the first bay. A pressed metal and wood denticulated cornice completes the composition and defines each of the two bays.

32 Main Street (on tax parcel 28-30-32 Main) c. 1905

One contributing building

Two story, three-bay, stone and brick, Neo-Classical commercial building. Flat roof with stone parapet featuring a small, centered keystone flanked by stone scrolls on either side. First floor contains two pairs of recessed aluminum doors in the center bay with an aluminum sign box present in the first and third bays. The first floor storefront is no longer intact and is clad in cement with pebble aggregate. The second floor is divided into three bays by stone pilasters with Ionic capitals. The first and third bays are largely blank with a former window opening in the lower portion of each. The center bay features a tall tripartite wood window with an intricate fanlight above and a scrolled stone keystone. The center window is a twelve-over-twelve wood double hung flanked by a six-over-six wood double hung window on either side. The composition is completed by a blank stone frieze with a row of dentils and a simple crown molding before transitioning into the parapet.

34 Main Street c. 1875

One contributing building

Two story, one-bay, brick Italianate commercial building. Flat roof. The first floor contains a center recessed entry storefront with large display windows and cast iron pilasters with a wood door to the right for access to the interior staircase. The transom above the storefront is obscured by a contemporary canvas awning. A stone course-band denotes the transition from first floor to second. The second floor contains three, one-over-one vinyl double hung windows with contemporary canvas awnings and simple cast iron hoods visually supported by scrolled brackets. A metal cornice with curved corbels completes the composition.

36 Main Street c. 1876

One contributing building

Two story, one-bay, brick Italianate commercial building. Flat roof. The first floor contains an off-center storefront with large display window, wood entry door, and cast iron pilasters. A wood entry door with transom is present to the right for access to an interior staircase. A stone course-band denotes the transition from first floor to second. The second floor contains two, one-over-one vinyl double hung windows with simple cast iron hoods visually supported by scrolled brackets. A metal cornice with curved corbels completes the composition.

38 Main Street (on tax parcels 7.-1-101 and 7.-1-102 that span from Main to Bacon, without noted street addresses)

Parking Lot owned by Village.

40-44 Main Street (on tax parcels 40-42 and 44 Main Street) c. 1870

One contributing building

Two story, three-bay, brick Italianate commercial building. Flat roof. The first floor contains a single storefront in each of the three bays divided by wood paneled pilasters each with large display windows and an off-center recessed aluminum door. An aluminum door is present between the second and third bays for access to an interior staircase. The second floor contains three, one-over-one vinyl double hung windows in the first bay

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with four one-over-one vinyl double hung windows in the second and third bays. All windows have canvas awnings and curved brick hoods with a stone keystone. The composition is completed by a brick corbel table cornice with a row of brick dentils below. Further investigation is needed to determine if any original or historic internal connection warrants discussion of multiple buildings.

48 Main Street **c. 1945**

One contributing building

One story, two-bay, brick commercial building. Flat roof with projecting center bay supported by curved brackets with a centered clock. First floor contains two storefront bays with large display windows, stucco and pebble aggregate spandrels, aluminum entry doors in each bay, and a continuous concrete signboard above the storefronts with metal letters reading, "TOWN OF LE ROY." The composition is completed by a wood cornice with a row of dentils and crown molding above.

52 Main Street **c. 1945**

One contributing building

Two-story, one-bay, brick commercial building. Flat roof. The first floor contains a single storefront with large display window, brick spandrel panel, and a recessed, off center aluminum entry door. An additional door is present to the right of the storefront for access to an interior staircase. A large metal signboard is present above the storefront across the width of the façade. The second floor contains four, one-over-one double hung windows with brick sills and lintels. A metal panel is located across the top of the building, likely where an original cornice was once present.

54-56 Main Street **c. 1945**

One contributing building

Two story, two-bay, brick commercial building. Flat roof. The first floor contains a single storefront in each of the two bays. The first bay features a recessed centered aluminum entry door with large display windows and brick spandrel panels, while the second bay features the same storefront, but with an off-center recessed entry to the right. The second floor contains an off-center bank of seven one-over-one, wood double hung windows. The composition is completed by a flat concrete parapet cap.

54-56 Main Street (rear) **c. 1880**

One contributing building

Two-story, one-bay, brick commercial building. Flat roof with thirty-degree slant. First floor is stucco-covered brick, with a bricked in window in the first bay and large garage door in the second. Second floor contains three bricked-in windows. Possibly part of previous building that extended to Main Street.

58-62 Main Street (on tax parcels 58-60 Main and 62 Main) **c. 1880, c. 1950 storefronts**

One contributing building

Two story, three-bay, brick Italianate commercial building. Flat roof. The first floor contains a single storefront in each of the three bays. The first bay features large display windows with a recessed off-center aluminum entry door and retains some black Carrera glass panels. The second bay has large display windows with a flush center entry and spandrel panels clad in vinyl. It is separated from the third by paired wood doors for access to

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an interior staircase. The third bay has a recessed centered entry with a wood door and large display windows. A cement and stucco signboard topped with a stone course-band denotes the transition from first floor to second. The second floor contains nine, four-over-four vinyl double hung windows with simulated fanlight transoms above each. Every window has a curved brick hood with stone keystone. The composition is completed by a brick corbel table cornice with a row of dentils and blank frieze below.

64 Main Street c. 1880

One contributing building

Three story, four-bay, brick Italianate commercial building. Flat roof. The first floor contains a single bay storefront which appears to have been updated in the mid-century as it's clad in light brown Roman brick while the upper floors are the original standard red brick. The storefront features large display windows with an off-center aluminum entry door. A stone course-band above denotes the transition from first floor to second. The second and third floors are divided into four bays by two story brick pilasters. The second floor contains a single one-over-one vinyl double hung window with transom above in each bay. All windows have flat stone lintels on this floor. The third floor has a single four-over-four, wood, arch top, double hung window in each bay with a projecting stone sill supported by square stone brackets. A continuous arcaded stone lintel is present across the width of the building above these windows. The composition is completed by a brick cornice with paired brick brackets and a row of dentils.

66-68 Main Street c. 1920, altered c. 1940.

One contributing building

One story, one-bay, brick and faux stone commercial building. Flat roof. The first floor contains large display windows with a recessed off-center aluminum entry door. The building is clad in faux stone with a simple flat signboard above the storefront.

70-72 Main Street c. 1895

One contributing building

Three story, three-bay, brick Queen Anne commercial building. Flat roof. The first floor contains a single storefront in the first and third bay, separated by a wood entry door for access to an interior staircase. The center of the first floor is recessed, which is supported by a single cast iron column with an Ionic capital. Each of the two storefronts have large display windows and a wood entry door with transom above. The second and third floor are identical with a two story bay window in the first and third bay with a mix of one-over-one and two-over-two double hung windows. The spandrel below each bay window features a swag and garland motif. The center bay is a single one-over-one window at each floor with a flat stone lintel. The composition is completed by a metal cornice with paired brackets at either end and the same swag and garland motif as the bay windows below.

74-80 Main Street

Vacant Lot, site of the former Wiss Hotel.

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MAIN STREET—SOUTH SIDE (ODD)

1 Main Street

c. 1827

One contributing building

Two story, five-bay, Greek Revival residence/commercial building constructed with Marcellus shale excavated from the creek. Side facing gable roof with wide boxed eaves. The first floor contains a single, nine-over-nine vinyl double hung window in the first, second, fourth and fifth bays with a recessed center entry in the third bay. The entry has a flat stone lintel above with wood paneling framing the interior and paired wood doors with arch top windows in the upper half. A flat roof, off-center porch is present across the second and third bays supported by squared wood columns. The porch was extended towards the east at a later date to create a large patio. The second floor contains a single, six-over-six vinyl double hung window in each of the five bays. A brick addition is present to the rear of the building connected to the wrap around porch. Originally the shale was not exposed and was finished in stucco, which was removed sometime after 1980.

3 Main Street

c. 1827

One contributing building

Two story, three-bay, brick Greek Revival residence. Side facing gable roof that abuts the buildings on either side. The first floor contains a single, six-over-six wood double hung window in the first and second bay with an off-center entry in the first bay. The entry door is flanked by four lite sidelights with a low-pitched, front facing gable porch roof supported by square wood columns. The second floor contains a nine-over-nine vinyl double hung window in the first and two bays with a six-over-six double hung window in the third bay.

5-13 Main Street (on tax parcels 5, 7, 9-11-13)

c. 1825, c. 1827 addition

One contributing building with addition

The Eagle Hotel

Three story, five-bay, brick, Greek Revival commercial building c.1825, with a c.1827, four-bay addition to the east. The 1825 portion has a non-original mansard roof, likely a c. 1860s addition. The first floor contains a single, nine-over-nine, vinyl window in the first and second bays with a storefront across the remaining bays. Flush brick pilasters divide the storefront into three bays with an aluminum entry door at the center and large windows in the bays to either side. Across the top of each bay is a tall, two-lite transom. The second floor contains a single, nine-over-nine, vinyl, double-hung window in each of the five bays. A gable-roofed dormer with decorative consoles at the sides is present in each bay of the third floor, located within the mansard roof. Each of the dormers contains a nine-over-nine, vinyl, double-hung window. The composition is completed by an aluminum cornice with a birdhouse finial atop a decorative console at either end.

The four-bay addition to the east is similar to the original portion, but several feet shorter in height. It, too, has a non-original mansard roof, likely added in the 1870s. The first floor contains a storefront that stretches across the first three bays with a recessed center entry door and display windows to either side. The final bay contains a polygonal bay window clad in vinyl with an entry door adjacent to the west. Originally, this final bay was a carriageway open through to the rear of the building, however this was eliminated in 1848. At the second floor, a single, nine-over-nine, vinyl, double-hung window is present in each bay. The third floor contains a dormer in

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each bay identical to those in the c.1825 portion. Above, a cornice matching the 1825 portion caps the roofline with the same console and birdhouse finial present at the eastern edge of the roof.

15-17 Main Street c. 1915

One contributing building

Two story, two-bay, brick commercial building. Flat roof. The first floor contains a contemporary storefront across the whole façade with vertical wood siding, an off-center entry, and small display windows with aluminum spandrel panels. A wood door is present to the right of the storefront providing access to an interior staircase. The second floor contains two, one-over-one wood windows in each of the two bays. A stone course-band across the head of the windows denotes the transition from second floor to parapet, which has a centered signboard with three rings and the letters "F – L – T" within in each of the rings for the International Order of the Odd Fellows subordinate lodge standing for friendship, love, and truth. The composition is completed with a brick cornice feature saw tooth brick.

19 Main Street c. 1885

One contributing building

Two story, one-bay, brick commercial building. Flat roof. The first floor contains a storefront with a center recessed entry and large display windows on either side with a contemporary signboard above. The second floor contains two, one-over-one aluminum double hung windows with a recessed brick arched hood, tall and narrow stone keystone, and a stone lintel across them both. The composition is completed by a brick corbel table cornice.

21 Main Street c. 1950

One contributing building

Two story, one-bay, brick commercial building. Flat roof. The first floor contains a contemporary storefront with small display windows and vertical wood siding with two aluminum entry doors to the left providing access to the storefront and to an interior staircase. The second floor has three pairs of shore casement windows with a brick border framing them. The composition is completed by a stepped brick cornice.

23 Main Street c. 1875

One contributing building

Two story, one-bay brick Italianate brick commercial building. Parapetted gable roof. The first floor contains a storefront with large display windows and an off center wood entry door with a wood signboard above. The second floor contains three, single, one-over-one vinyl double hung windows with flat stone lintels. The composition is completed by a step brick cornice with a row of saw tooth brick above.

25-35 Main Street (on parcels for 25-27-29, 31-33, and 35 Main Street) c. 2000

One non-contributing building (due to age)

One story, six-bay contemporary bank building with brick veneer. Side-facing gable roof with centered gable, and gable-roof dormers, as well as one small tower. First floor windows are tall four-light windows, with paired doors in the fifth bay.

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37-39 Main Street c. 1870

One contributing building

Two story, three-bay, brick Italianate commercial building. Flat roof. The first floor contains a storefront in the first and third bay separated by a wood entry door in the center bay for access to an interior staircase. The first bay storefront is composed of aluminum with large display windows and a flush entry door. The second bay storefront has the same configuration, but has glass block and smaller display windows. The second floor has seven single four-over-four wood double hung arch top windows with brick arched hooding. The composition is completed by a brick cornice with a row of dentils and brick modillions above before terminating in a stone crown molding.

41-45 Main Street c. 1885

One contributing building

Ross Block

Two story, three-bay brick Italianate commercial building. Flat roof. The first floor contains a storefront in each bay with a recessed entry door, cast iron columns, large display windows with transom, and wood spandrel panels. A wood door with transom between the first and second storefront is present for access to an interior staircase. The second floor has three, single one-over-one vinyl double hung windows in the first and third bays with a polygonal oriel in the center bay with single lite windows and a flat roof supported by curved brackets. Windows in the first and third bay all have simple hoods supported by curved brackets. The composition is completed by a metal cornice with "birdhouse" details defining each of the three bays and curved brackets across the whole length. The center portion projects above the roof line with an arch top and letters denoting the building as the "ROSS BLOCK" and noting the construction date as "1885."

47 Main Street c. 1876

One contributing building

Housed Le Roy Chemical Hose Club

Two story, one-bay, brick Italianate commercial building. Flat roof. First floor contains a storefront with paired center entry doors, large display windows, and transoms. Original cast iron columns are present with composite capitals. A wood door with transom is present to the right of the storefront for access to an interior staircase. A stone course-band denotes the transition from the first floor to the second. The second floor contains four, single, one-over-one vinyl double hung windows with cast iron hooding supported by scrolled brackets with an acanthus leaf detail. The composition is completed by a metal cornice with simulated brackets and a "birdhouse" detail at either end.

49 Main Street c. 1890

One contributing building

Bank of Le Roy

One story, two-bay, stone Romanesque bank building. Flat roof. First floor contains a large arched opening with nine-lite aluminum storefront system with a stained glass transom above in the first bay with an arched, recessed entry in the second bay with paired wood doors and a small transom above. A stone parapet completes the composition with short stone piers and a blind stone balustrade.

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49 ½ Main St – behind. c. 1950

One contributing building

One story, three-bay, frame modern building. Flat roof with wide overhang with acorn light fixtures. First bay has a frame oriel entry with hip roof. Second bay has tripartite single-pane windows, and third bay has two large windows, with aluminum paneling below, a recessed metal door and a third window with panel. Building may have been an addition to the bank building at one point.

67 Main Street c. 1980

One non-contributing building (due to age)

One story, three-bay contemporary fast food drive-through McDonalds restaurant. Slightly pitched, sloping roof, with wide boxed eaves. Three bays contain large two-light windows.

69-73 Main Street c. 1824, enlarged 1850

One contributing building, and one contributing outbuilding c. 1850

Two story, three-bay, wood frame Greek Revival commercial building with asbestos shingle siding. Side facing gable roof with deeply raked eaves. First floor contains a bay window storefront in the first bay with a wood entry door and separate wood entry door to the right for access to an interior staircase, the second bay contains an entry door with small display window, and the third bay contains a wood entry door with a large display window. A flat roof porch is present across the width of the building supported by square wood columns. The second floor contains six, single one-over-one vinyl double hung windows. Property contains a one-story brick industrial shed with side-facing gable roof, and with window and door openings boarded up.

MILL STREET—WEST SIDE (ODD)

7 Mill Street c. 1880

One contributing building

Two story, three-bay, brick commercial building with vinyl siding. Flat roof with stepped parapet on eastern elevation. First floor has three mid-twentieth century storefronts separated by brick dividers; the second and third bays contain a center entry that's recessed from paired display cases by a window angled 45 degrees inward, and the first containing only one display window and single door. The second floor contains three one-over-one windows spaced intermittently along the elevation. The secondary elevation is blank, covered in siding, with the exception of the exposed stone foundation and a single door toward the west elevation.

WEST MAIN STREET—NORTH SIDE (EVEN)

8 West Main Street c. 2008

One non-contributing building (due to age)

Walgreens

One story, six-bay, brick commercial building. Flat roof with corner cross-gable entry at southeastern corner with blank cement bullseye plaques, and two gable-roof covered sections flanking bays of windows. Five bays of paired single-light windows on the south and east elevations (primary), with a recessed 45 degree angle entry with two paired sliding doors with inoperable transoms above. Covered awnings with curved supports run along

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east and south elevations, and the words "WALGREENS: PHARMACY" are embossed on both elevations above the awnings. The building is sited far from the street, and between the sidewalk and the entry is a fenced in parking lot.

16-18 West Main Street c. 1825

One contributing building, c. 1875 addition and one contributing garage c. 1910.

Two story, three-bay, brick Greek Revival residence with one-story two-bay brick wing. Low-pitched side-facing gable roof with wide unboxed eaves, and interior end chimney. First floor has a covered pediment portico entry in the first bay added in 1950, with wide-trim and a bird motif supported by Doric columns, with recessed sidelights, and single six-over-six windows in the second and third bays. The one-story wing has a nine-over-nine window in the first bay, and another portico-covered entry supported by Doric columns in the second bay. Second floor has three bays of single six-over-six windows. Property contains one-story, one-bay frame garage with slightly pitched hipped roof with slight boxed eaves.

22 West Main Street c. 1828

One contributing building, and one contributing carriage house.

Two story, three-bay, brick Greek Revival residence. Low-pitched side-facing gable roof with wide boxed eaves and returns, and a frieze band on the primary elevation. First floor has curved covered entry in the first bay, likely an early twentieth century replacement, supported by Doric Columns and containing a wooden door with sidelights and decorative curved wooden fan above, with six-over-six windows in second and third bays, both of which have stone surrounds that cross-hatch in the lower corners and are capped with stone lintels. The second floor has three bays of single six-over-six windows with the same stone surrounds and lintels as on the first floor. Property contains one-story two-bay carriage house with a front-facing gable roof with wide boxed eaves and returns and a four-light bullseye in the gable, an entry in the first bay, and replacement garage door in the second bay, with a wooden entablature that may have matched the original entablature of the main house.

24 West Main Street c. 1830.

One contributing building and one contributing carriage house.

Two story, three-bay (on the first floor) frame Greek Revival residence with a gable-front and-wing orientation, and aluminum siding covering original clapboard siding. Low-pitched front facing gable roof with wide unboxed eaves, and exterior ridge chimney on eastern wall. First floor has flat-roof covered entry supported by curved brackets in the first bay with doorway surrounded by simple wood entablature. Second and third bays have tall one-over-one windows. Second floor has single bay of paired two-over-two windows. One-story wrap around porch off two-story wing with flat roof supported by wrought iron railings. Property contains a one-bay, two-story carriage house with a replacement garage door on first floor, a sliding hayloft door in second floor, and a four-light casement window in the gable.

26-28 West Main Street c 1830, c. 1900

Two contributing buildings 1900

Two-story, three-bay Greek Revival residence with wood clapboard siding and full height corner pilasters. Low-pitched side-facing gable roof with slight boxed eaves and returns, and exterior end chimney at eave. Covered pediment entry in first bay supported by square Doric columns, with broken sidelights and transom,

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and tall two-over-two windows in second and third bays. Second floor has three bays of single two-over-two windows. Property contains one-story four-bay factory building with slight gabled roof with parapet on façade, with boarded up windows in the first and fourth bays, an entry in the second bay, and a non-original door in the third bay.

30 West Main Street c. 1890

One contributing building

Occupied by the O-At-Ka Hose Club from 1935-1986

Two-and-one-half story, three-bay Queen Anne residence with clapboard siding. Steeply pitched side-facing gable roof with wide boxed overhanging eaves supported by brackets on the east and west elevations, with tripartite two-over-two windows in the eaves and a cross-gable dormer with wide boxed eaves with returns. Projecting polygonal oriel in first bay with center two-over-two window flanked by one-over-one wings, entry in center bay with sidelights, and two-over-two window flanked by three-light arched casements in third bay. Second floor has same projecting oriel in first bay, a sixteen-light decorative glass window in the center bay, and two-over-two window in third bay. Attic dormer has single bay with twelve-over-one decorative light window flanked by two nine-over-one windows with blank wood panels above and separated by pilasters. Partial width porch with low-pitched cross-gable roof with pediment over entry and wide boxed eaves supported by bracketing and square and rounded Doric columns.

34-36 West Main Street c. 1872-1876

One contributing building

Built for Charles Morgan

Two-story, four-bay brick Italianate residence with three-story tower. Low-pitched hipped roof with cross-gable, organized in a gable-front and wing-plan, supported by ornate brackets and decorative wreath-etched molding in the eaves, with center-bay tower with wide boxed eaves supported by corner brackets with a mansard roof with arched windows on each corner topped with metal finials. Paired tall one-over-one windows in first bay, covered entry with mansard roof and supported by curved iron brackets and containing paired carved wooden doors flanked by thick iron pilasters, with tall one-over-one windows in the third and fourth bays. Second floor has paired one-over-one windows in the first bay, narrower paired one-over-one windows in second bay above entry, and single one-over-one windows in third and fourth bays. All windows are capped with arched iron crowns with leaf motifs, with second bay paired windows containing a paired crown that continues between the windows with iron pilaster. Attic gable contains single bullseye window with iron surround. Tower contains paired arched one-over-one windows with same arched crown as in second floor, and tower dormer windows are one-over-one and framed with ornately carved brackets and key. East and west elevations contain projecting oriels with inset hooded windows and corner iron pilasters.

40 West Main Street c. 1850

One contributing building

Two and one-half story, three-bay Greek Revival residence with vinyl siding. Moderately pitched front-facing gable roof with cross-gable on east elevation over projecting oriel, with slight unboxed eaves and exterior ridge chimney. First floor contains one-over-two windows in the first and second bays, with a pediment covered entry supported by square columns, with replacement door with simple wood surround.

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42 West Main Street c. 1850

One contributing building

Two-story, three-bay Greek Revival residence with vinyl siding. Low-pitched roof with front-gable and side-wing plan, and slight boxed eaves with returns and center ridge chimney. First floor has one-over-one windows in first and second bays, and center-bay entry with replacement door with carved wooden surround. Second floor has three bays of single one-over-one windows.

44 West Main Street c. 1960

One contributing building and one contributing structure c. 1870

One-story split-level, three-bay Ranch-style residence with vinyl siding. Low-pitched side-facing gable roof with gross-gable garage and wide boxed eaves. First bay contains sub-level garage with replacement garage door, second bay contains wide fifteen light window, and third bay contains paired six-over-six windows. Partial width porch at center bay with thin spindle railings. Property contains one-story gazebo with Gothic detailing.

48 West Main Street c. 1811

One contributing building

Built as a Hostelry for Thomas Tufts, and operated as a tavern by John Lent until 1855.

Two-story, three-bay, Greek Revival residence with synthetic siding. Slightly pitched gable roof with slight boxed eaves, and two interior ridge brick chimneys. First and third bays on the first floor contain two one-over-one windows, and center bay contains two non-original doors that replaced original center entry. Second floor has three bays of two one-over-one windows.

50 West Main Street c. 1960

One contributing building

One story, three-bay, Ranch-style residence with synthetic siding. Slightly pitched gable roof with lower cross-gable roof section, and attached garage. First bay has single six-over-six window, second bay has large replacement picture window flanked by one-over-one windows, and third bay has garage door and wooden door entry. Replacement partial width porch obscures entry.

52 West Main Street c. 1960

One contributing building

One story, three-bay, brick Ranch-style residence. Side facing gable roof with center cross-gable portion, and attached garage with gable roof, and slight boxed eaves. First bay has one-over-one window, and center bay has a large picture window flanked by two four-over-four windows, and third bay has replacement garage door. Partial width enclosed porch, with faux stone foundation.

58 West Main Street c. 1920

One contributing building

Builder: John R. Stevens

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Two-and-one-half story, five-bay (on the first floor) brick Colonial Revival residence with stucco siding, a one story, one-bay wing on the east elevation, and an attached one-story, one-bay garage on the west elevation. Moderately pitched hipped roof with slight boxed eaves and hipped roof dormers on the east and west elevations, with paired eight-over-eight windows. One story, one-bay garage on the west elevation comprises house's first bay, with a garage door and entry, second, fourth, and fifth bays have three-window bays containing an eight-over-one flanked by two four-over-one windows, third (and center) bay contains a wood door with side lights and covered entry with curved arch supported by Doric columns. Second floor contains three bays of single six-over-one windows.

62 West Main Street c. 1910

One contributing building and one contributing garage

Two and one-half, six-bay (on the first floor) Neoclassical residence with vinyl siding. Steeply pitched side-facing gable roof with wide boxed eaves and Palladian window in the gables, interior end and slope chimneys, with prominent full-height pediment portico supported by full height Doric columns. First floor has six-over-one windows in first, second, fourth, fifth, and sixth bays, with a glass door with twelve-light window flanked by eight light sidelights with wooden surround. Second floor has five bays of single six-over-one windows. One story wing on the east elevation with a flat roof and wide eaves. Property contains a one-story three-bay garage with center paired wooden garage door flanked by single four-over-four windows.

WEST MAIN STREET – SOUTH (ODD)

3 West Main Street 1914 with c. 1960, and c. 2000 additions

(on five parcels, including 3 West Main Street and 6 Clay Street. Also includes unnumbered parcels adjacent to 6 Clay-- 9.-1-34.2 and 9.-1-37--that are part of the First Department addition at 6 Clay, and unnumbered parking lot-- 9.-1-34.1--immediately west of the building).

One contributing building

Le Roy Village and Town Hall

Architect: Claude Bragdon

Two-story, six-bay brick Colonial Revival municipal building with stucco siding. Moderately pitched hipped with slight boxed eaves and off-center 50-foot clock tower with domed roof and flagpole. First floor has a brick water table and foundation, with brick arched bays with stone key in first, second, and fourth through sixth bays with six-over-six windows flanked by four-over-four windows, and the third bay contains the entry with paired wooden doors with five-light transom with overhead balconette supported by curved brackets supported by carved pilasters. The second floor has six-over-six windows with brick surrounds and stone keys in the first, second, and fourth-through sixth bays, with triple-hung with four-lights per sash. The additions to the building are off the rear (southern) elevation, and do not detract from the original 1914 design.

13 West Main Street c. 1851, 1927 renovation

One contributing building and one contributing carriage house

Keeney House

Architect: Bryant Fleming (1927 renovation)

Builder: Philo L. Pierson

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Previously NR Listed 1980

Two-story, five-bay, Greek Revival residence with clapboard siding, and full-height corner pilasters. Low-pitched hipped roof with wide boxed eaves, and interior end chimneys on the east and west elevations, with decorative grates in the attic frieze band. First floor has one-over-one windows in first, second, fourth, and fifth bays with cross-hatched sill and rectangular crowns, and center bay has recessed entry with decorative fanlight and fully-glazed door with sidelights. Second floor has five bays of one-over-one windows with the same cast-iron crowns as on the first floor, and the third bay is separated from the other bays via two full-height pilasters. Property contains two-story carriage house with front-gable and side-wing orientation with two interior ridge chimneys, with a pass through covered entry with arched pediment supported by Corinthian columns on stone bases, with two one-over-one windows on the second floor, and a bullseye in the gable eave.

15 West Main Street c. 1872

One non-contributing carriage house (due to alteration)

Former Lampson Mansion Carriage House; Housed Le Roy Knights of Columbus Building since 1962

Two-story, three-bay former carriage house that has been heavily modified. Steeply pitched double-cross gabled roof with two-story wing with gabled roof. First floor has five bays, with many of the original bays enclosed, with paired door entries in the first and fourth bays, and paired sliding windows in the second, third, and fifth bays. It is unclear whether the eastern portion, formerly a barn, was completely removed and replaced, or modified to its current condition, but modifications and additions completely obscure any historic features.

17-23 West Main Street c. 1963

Former Acme Supermarket

One contributing building

One-story, three-bay modern concrete and steel grocery store. Moderately pitched gable roof with wide unboxed eaves, with the structural steel articulated in the eaves and at structural columns along the east and west wells. First bay is comprised by two paired tall single-pane windows with aluminum panel below, with center sliding doors, second bay has seven tall single-light windows but originally extended up to the roofline, and the third bay is a blank elevation.

25 West Main Street c. 1870

One contributing building and one contributing carriage house

Two-story, three-bay Italianate residence with synthetic siding. Slightly pitched front-facing gable roof with wide unboxed eaves supported by paired curved brackets, with a denticulated frieze band. One-over-one windows in the first two bays on the first floor capped with an arched wooden crown, and an entry with wooden surround and arched two-light transom. Second floor has three bays of one-over-one windows, and attic gable has decorative star plaque in eave. Property contains a two-story carriage house with two bays and a side-facing gable roof with wide unboxed eaves, with a garage door in the first bay and an entry in the second, and paired one-over-one windows on the second floor.

27 West Main Street c. 1815

One contributing building

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Two-story, three-bay Greek Revival residence with synthetic siding and full-height corner pilasters. Slightly pitched hipped roof with interior ridge brick chimneys and wide boxed eaves supported by paired curved brackets. First and third bays have paired one-over-one windows, and center bay contains an entry with sidelights and a wooden surround. Second floor has paired one-over-one windows in the first and third bays, with a center one-over-one window with two-over-two sidelights and decorative panels above separated by pilasters. Partial-width hipped roof with wide unboxed eaves supported by paired Doric columns, and wooden porches.

29 West Main Street **c. 1855**

One contributing building

Two-and-one-half story, three-bay (on the first floor) Greek Revival residence with clapboard siding and corner pilasters that go up to the first floor. Steeply pitched cross-gable roof with gable-roof dormers and wide unboxed eaves supported by brackets and a denticulated frieze band. First floor has arched two-over-two windows in the first and second bays with wooden surrounds, and a fully-glazed door. Second floor has two bays of two-over-two windows with wooden hoods.

31 West Main Street **c. 1909**

One contributing building and one contributing carriage house

Builder: George Barron

Two and one-half story, three-bay Colonial Revival residence with vinyl siding. Moderately pitched hipped roof with wide boxed eaves, gable-roof dormer on the northern elevation, and brick interior slope chimney. First floor has three-window bays in the first and third bays, with one-over-one windows flanked by narrow one-over-over-one windows, with a center entry flanked by sidelights. Second floor has fifteen-over-one windows in first and third bays, and center bay containing nine-over-one window flanked by six-over-one sidelights. Attic dormer has bay of six-over-one window flanked by four-over-one windows. Full-width porch with flat roof supported by Doric columns. Property contains two-story two-bay frame carriage house with front-facing gable roof with vinyl siding, front-facing gable roof, replacement garage doors on the first floor, and second floor hay loft door.

35 West Main Street **c. 1860**

One contributing building and one contributing carriage house

Two-and-one-half story, four-bay Italianate residence with vinyl siding. Low-pitched hipped roof with wide boxed eaves supported by decorative curved brackets. First, third, and fourth bays have two-over-two windows, and second bay contains entry with sidelights and wooden surround. Second floor has four bays with six-over-six windows. One-story full-width porch with flat roof, supported by square columns with curved brackets. Property contains a two-story, one-bay carriage house with clapboard siding, and front-facing gable roof with wide unboxed eaves. Carriage house has replacement garage door and hayloft door on the second floor, with a four-light casement window in the gable eave.

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39 West Main Street c. 1818, c. 1910 garage

One contributing building and one contributing garage

Two-story, three-bay Greek Revival residence with wood shingle siding. Low-pitched cross-gable roof with wide unboxed eaves, and interior slope brick chimneys. First floor has fully-glazed entry with simple surround in first bay, and tall one-over-one windows in second and third bays. Second floor has three bays of single one-over-one windows. Two-story three-bay addition off the southern elevation with low-pitched gable roof, with a partial width porch with side-facing gable roof supported by square columns. Property contains one-story one-bay garage with clapboard siding, hipped roof with wide boxed eaves, and replacement door.

45 West Main Street c. 1815, c. 1950 garage

One contributing building, one contributing garage

Built for Dr. Frederick Fitch

Two-story, five-bay Federal Style residence with clapboard siding and corner full-height pilasters. Low-pitched side-facing gable roof with full returns and brick interior ridge chimneys. First floor has six-over-six windows in the first, second, fourth and fifth bays, with a center entry with fanlight, sidelights, and wooden hood, with all five bays separated by full-height pilasters. Second floor has five bays of six-over-six windows, and lintels abut the frieze band. Property contains a one-story, three-bay garage with side-facing gable and slight eaves, with garage doors in first and third bay and doorway in center bay.

49 West Main Street c. 1980

One non-contributing structure (due to age)

Ninety-foot tall cylindrical blue water tower built c. 1980 behind the American Legion Building to provide a reserve of water for the town.

53 West Main Street c. 1856, 1945 Bowling Alley Addition

One contributing building, contributing garage c. 1915

Architect: Charles Ivan Cromwell (1945 Addition)

Built for J.J. Tompkins House

Two-story, three-bay brick Italianate residence with full-height corner pilasters. Low-pitched hipped roof with wide boxed eaves supported by large triangular knee-braces and a stepped frieze band. First floor has six-over-nine windows in the first and third bays with stone sills and lintels, with a one-story partial width portico with flat roof and wrought iron railings supported by square columns and curved brackets. Second floor has three bays of six-over-six windows with stone sills and lintels. Property contains a one-and-one-half story garage with hipped roof and cross-gable dormers and two hipped roof dormers on the northern elevation, and an infilled garage door opening that was converted to locker rooms. Garage is connected to the main residence by a one-story concrete block bowling alley.

57 West Main Street (rear) c. 1995

One non-contributing apartment building (due to age)

Two-story apartment building set back 500 feet from the road, nearly directly 57 West Main Street. Driveway leads to a large parking lot, and apartment is oriented toward the parking lot, with entries on either side of a multi-level roofline.

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57 West Main Street **c. 1860**

One contributing building

Two-story, five-bay Gothic Revival residence with vinyl siding. Low-pitched cross-gable roof with centered gable on façade, and slight unboxed eaves. First floor has one-over-one windows in first, second, fourth, and fifth bays, with center entry with wood door with sidelights and wooden hood. Second floor has one-over-one windows in the first, second, fourth and fifth bays, and a smaller one-over-one window in the center bay, with a covered casement in attic. Full-width porch with hipped roof and centered gable, supported by spindled columns with brackets.

61 West Main Street **c. 1880**

One contributing building

Two-story, three-bay Queen Anne Residence with aluminum siding. Moderately pitched hipped roof with lower cross-gable with wide boxed eaves and simple frieze band. First floor has one-over-one windows in the first and second bays, with one-story, one-bay enclosed porch with front-facing gable roof with wide boxed eaves and returns. Second floor has three-bays of one-over-one windows.

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Statement of Significance:

The Le Roy Downtown Historic District is significant as a highly intact collection of residential and commercial buildings that reflect the evolution of the primary traffic artery through Le Roy, demonstrating its growth from frontier settlement to a bustling community at the turn of the twentieth-century. The Le Roy Downtown Historic District is eligible under Criterion C in the area of Architecture and Criterion A in the areas of Commercial and Social History. Main Street/West Main Street anchored early commercial and residential development in the Village of Le Roy, and it remains the primary thoroughfare and commercial corridor of the town. The district contains a variety of buildings that reflect changes in popular architectural styles from the early nineteenth to the mid-twentieth century, representing the phases of commercial and residential growth over the period of significance.

The earliest European-American inhabitants of the area that became the Village of Le Roy focused their settlement along the spine of the major west-east route through the area. Early development clustered toward the eastern end of the historic district, nearest to Oatka Creek, which powered the mills that drove the town's early industry. Commercial development started adjacent to these early mills, while residential settlement spread in a linear pattern along what became known as Main Street. Because the Main Street corridor remained a primary focus of investment and development as the village evolved and flourished in the nineteenth and twentieth centuries, buildings in the district represent a wide variety of eras, from the earliest settlement before Le Roy was officially organized to the automobile-centric recent past. With few exceptions, buildings throughout the historic district reflect cohesive, human-scaled architectural development with traditional scale, massing, and orientation, reflecting a diverse yet harmonious mix of architectural styles along a traditional streetscape.

The period of significance for the Le Roy Downtown Historic District extends from 1811 to 1963, the construction dates of the oldest and newest contributing buildings in the district. The Greek Revival "Lent Tavern" at 48 West Main Street was built in 1811, during the earliest years of the area's settlement, and the Acme Grocery (now Save-A-Lot) at 19 West Main Street was constructed in 1963, demonstrating the continued development of this community during the mid-twentieth century. This period spans over 150 years of growth from Le Roy's initial settlement through its role as an economic center at a junction of state routes during the mid-twentieth century.

Physically, the district reflects a range of architectural styles—primarily residential and commercial—highlighting the long era of growth and development along this important village corridor. Along West Main Street, the houses range from Greek Revival and Italianate dating to the early 1800s, to much larger Queen Anne and Italianate residences from the late-nineteenth century, to early-twentieth century Colonial Revival and mid-century ranch houses. The commercial and institutional buildings along Main Street have a similar

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aesthetic range, demonstrating mid-nineteenth century Italianate two-part blocks, large turn-of-the-twentieth century Neoclassical government buildings, and, finally, mid-century modern architecture. Although most of the builders and architects responsible for the physical appearance of the Main Street corridor remain unknown, local builders and carpenters likely constructed many of the houses and commercial buildings using pattern books as inspiration. Some of the larger buildings in the district have more sophisticated designs and appear to be works of trained architects. Prominent regional architect Claude Bragdon and noted local builder Philo L. Pierson designed and built several buildings in the district. Other architects in the district include James Arnold, Bryant Flemming, and Charles Ivan Cromwell, while George Barron and John R. Stevens were also the builders of record for two buildings in Le Roy.

Over the course of the late nineteenth and early twentieth century, the Village of Le Roy developed as the center of industrial, social, and economic life in the Town of Le Roy, which, like the majority of Genesee County, was largely agricultural. The area's population grew during the early nineteenth century as settlers passed through the community along the Great Niagara Road, today's NY Route 5, toward Buffalo and the western frontier. The presence of the Oatka Creek, which flows into the Genesee River and Rochester, made this an attractive area for farmers. The settlement was officially incorporated as a town in 1812 and as a village in 1834.

Most of Le Roy's early nineteenth century growth followed the discovery of large limestone deposits, which fostered a quarry industry in the village. Larger and more sustained village expansion occurred in the late nineteenth century, as water power and transportation improvements spurred further development. First, several local industries capitalized on the opportunity for water power from the Oatka Creek and business from the stagecoach line along the village's main road (today's Route 5/West Main Street/Main Street). Later, rail lines just north of the main settlement encouraged further expansion. The formation of Ingham University, located beyond the nominated district on the east side of the Oatka Creek, and the establishment of several other prominent local industries, led to continued growth throughout the early twentieth century. In addition to the village's expansion, its location at the crossroads of two important state routes—Route 5, the main east-west route from Albany to Pennsylvania, and Route 19, which traveled from Brockport and Lake Ontario all the way to New York's Southern Tier region—helped sustain local businesses.

Though village growth peaked by the early twentieth century, Le Roy continued to evolve as the center of commercial and social life in the area. As the residential landscape of the village shifted, wealthy local families left their large houses along West Main Street and village and town social organizations took up occupancy in these ornate facilities. The crossroads of Routes 5 and 19, major pre-Interstate routes in the state and important arterials after Interstate construction, allowed for continued commercial activity along Main Street from its initial formation through today. As business thrived, many building owners updated their storefronts to showcase modern aesthetics and small-scale developers created new commercial developments in the 1940s. The village maintained a sense of identity and wellbeing even after the New York Thruway opened in 1954,

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passing the village to the north. The construction of the Acme Grocery in ca. 1963 and three Ranch houses along West Main Street demonstrate the continued vitality of local commerce and the appeal of the neighborhood well after most small villages began to decline. Indeed, the continued strength of the village as an economic center in Genesee County has led to some of the more modern developments within the boundaries of the historic district, including the recent Walgreens pharmacy constructed at the corner of Lake and West Main Streets, and the McDonald's restaurant and Thompkins Savings Bank. While these buildings are not historic in nature, they do reflect the continued commercial function of this area even into the twenty-first century. Overall, the district maintains its historic function as the center of social and commercial life for the Village of Le Roy.

Development of the Village of Le Roy

The buildings along Main and West Main Streets demonstrate the Village of Le Roy's historical development from the original settlement through its evolution into a small hub of regional transportation networks. The residences and commercial buildings in the district illustrate five key eras of village development: the initial settlement of the village by land agents, farmers, and traders; the early years of industrial growth after the village's incorporation; the continued industrial and commercial growth after the Civil War as Main Street developed into a hub for the surrounding town and communities; the construction of large institutional buildings during the early twentieth century as the village growth peaked; and, finally, the transformation of several large residences along West Main Street to commercial uses and continued construction in the village due its prominence as a crossroad of State Routes 5 and 19. The collection of commercial and residential buildings that reflect these five stages of village growth is also associated with Le Roy's most influential businesses and institutions.

Initial Settlement through Incorporation of Village and Town (1790-1834)

The entire Village and Town of Le Roy, New York were originally part of a large parcel of land sold to Oliver Phelps and Nathaniel Gorham for \$1 million by the State of Massachusetts after the Revolutionary War. Due to financial troubles, Phelps and Gorham sold nearly all of the land to Robert Morris in 1791, with the exception of the Phelps-Gorman Mill Site Tract, which carved a rectangular chunk out of the northeast corner of the original purchase. The southwestern most portion of this Phelps-Gorman Mill Site Tract (hereafter referred to as the Mill Tract) reached into the modern Village of Le Roy, although none of the land is in the Le Roy Downtown Historic District.¹

¹ Le Roy Historical Society, "Dividing Up the Land," *Le Roy Historical Society Newsletter* 23, no. 1 (2012): 2.

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Morris didn't hold the land for long, however, as between 1792 and 1793, he sold the majority of the purchase to Herman LeRoy, John Linklaen, Gerrit Boon, William Bayard, and Mathew Clarkson. These four men held the nearly four million acres of land until it could be conveyed to the Holland Land Company in late 1793 in an exchange called the Holland Purchase.²

Through these sales, Morris retained a tall rectangular portion that he divided up into nine tracts over the following decade. Following the Holland Purchase, he sold an 87,000 acre "Triangle Tract" to LeRoy and Bayard, a speculative investment company based in New York City that included two of the brokers involved in the Holland Purchase. Their Triangle Tract, which encompasses the heart of the Village of Le Roy and the historic district, stretched from the modern Village of Le Roy up to Lake Ontario.³ Boston investor Andrew Craigie also purchased a tract of land from Morris. Craigie's 33,000 acre tract formed a rectangle reaching from the present Craigie Street, through the western edge of Batavia and south to at least Warsaw.⁴

Charles Wilbur established the first settlement in the area in 1797, constructing a small cabin in the Mill Tract a quarter mile east of the Oatka Creek near the "Niagara Road," which became East Main Street (as well as "Main" and "West Main" Streets in the district). Wilbur sold the building a year later to Captain John Ganson, who enlarged the building and opened a tavern that serviced the growing farming community east of the fertile banks of Oatka Creek. As more settlers arrived, the area around Ganson's Tavern became known as "Ganson's Settlement," and in 1801, John Ganson and his son, James, Wilbur, and Jotham Curtiss were commissioned to build a bridge spanning the Oatka Creek.⁵

In 1801, likely encouraged by the growth of Ganson's Settlement, LeRoy and Bayard commissioned Richard M. Stoddard to survey their Triangle Tract. Stoddard had worked previously with Joseph Ellicott on the Holland Purchase. Not only did the Triangle Tract include the largest portion of what would become the Village of Le Roy, both banks of the Oatka Creek were located within its boundaries. Shortly after arriving in the area, Stoddard became the land agent for the Triangle Tract, and he established a post office in 1804. Foreseeing the importance of this land, sometime between 1802 and 1815, Herman LeRoy purchased 500 acres of his own Triangle Tract, the heart of which centered on the Oatka Creek and the newly completed bridge.⁶

Between 1801 and 1811, the growing settlement fostered various specialized professions. In addition to his role as land agent, Stoddard forged several important partnerships with other settlers, including Ezra Platt. Along

² Ibid.

³ National Register of Historic Places, Le Roy House and Union Free School, Le Roy, Genesee County, New York, #97001388, Section 8, Page 1.

⁴ Le Roy Historical Society, "Dividing Up the Land," 2-3.

⁵ Carl F. Schmidt, The Le Roy Settlement, c.1960, Local History File, Le Roy Historical Society, 3.

⁶ National Register of Historic Places, Le Roy House and Union Free School, Section 8, Page 2.

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with Platt, who arrived in the area in 1803, Stoddard commissioned millwright Solomon Bunwell from Grand Isle (on Lake Champlain in Vermont) to construct a gristmill along the eastern banks of the Oatka Creek to be run by another settler, James Austin, and in 1810 a small schoolhouse was built nearby. John and James Ganson teamed with Luther Coe to construct the first distillery in the area, and by 1814, there were five distilleries along the banks of the Oatka Creek.⁷

As noted, there were three tracts that compose the current Village of Le Roy, and by 1811, two of them had active land agencies and growing settlements. In 1811, Andrew Craigie, perhaps in response to the early growth in the nearby Triangle and Mill Site tracts, sent his first land agent, Thomas Tufts, to the Craigie Tract in 1810. In 1811, Tufts constructed a small tavern and land agency office on the eastern edge of the Craigie Tract along the Niagara Road (modern day Route 5, at 48 West Main Street in the Village of Le Roy), just a quarter mile west of the Oatka Creek and inside the western boundary of the Le Roy Downtown Historic District.⁸

As the growing settlement attracted interest from settlers and land agents alike during the first decade of the nineteenth century, the area known today at Le Roy bounced between several different municipal entities. In 1800, the farmers of Ganson's Settlement and the smattering of other settlers in the Triangle and Craigie Tracts were all considered a part of the Town of Northampton in Ontario County. Two years later, Genesee County was created and consisted of four towns: Northampton, Southampton (which included present-day Le Roy), Leister, and Batavia (which included nearly everything west of the Genesee River). By 1806, Southampton was renamed Caledonia, but aside from the small post office that Stoddard opened in 1804, the settlements along the Oatka Creek lacked local government infrastructure.⁹

By the time that Thomas Tufts opened his land office at 48 West Main Street in 1811, however, all three tracts that compose today's Village of Le Roy were being developed and a community was forming at this junction of the Niagara Road and the Oatka Creek. In June of 1812, New York's legislature enacted legislation that divided Caledonia into two towns; present-day Le Roy fell within the town of Bellona, which had its first town meeting "at the schoolhouse, near Stoddard's mills."¹⁰ As noted previously, the heart of the new community lay in the LeRoy and Bayard Triangle Tract, 500 acres of which were owned by Herman LeRoy himself. When the community met in March of 1813, they chose to rename the town Le Roy in honor of the town's largest landowner.

⁷ Schmidt, *The Le Roy Settlement*, 3-4.

⁸ Lynne Belluscio, "Thomas Tufts' Last Home," *Le Roy Pennysaver & News*, March 25, 2012.

⁹ Le Roy Historical Society, "Dividing up the Land," 4.

¹⁰ New York State Legislature, *Laws of the State of New York Passed at the Thirty-fifth Session of the Legislature* (Albany: S. Southwick, 1812), 178.

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Though few buildings constructed prior to the town's incorporation in 1812 still exist, one of the two early land agency offices in the town is extant and located inside the historic district boundary. Thomas Tufts's offices and tavern at 48 West Main Street was constructed in 1811 near the boundary of the Craigie and Triangle Tracts and would have been one of the first or last buildings travelers on the Niagara Road saw upon entering or leaving the new Town of Le Roy. Tufts operated the land office until 1815, when the last parcels of the Craigie Tract were sold. In 1815 he sold 48 West Main Street to Captain John Lent, who operated the building as a tavern and hostelry. At a time when more than ten stagecoaches and six freight horse teams passed through the settlement daily, this building was an important landmark.¹¹ The Niagara Road facilitated commerce across Western New York in an era prior to railroads or the completion of the Erie Canal, and it played an important role in Le Roy's economic development.

While its location on the Niagara Road cannot be understated, Le Roy was not merely a layover in its early years. With its ready access to waterpower, Le Roy was positioned as a hub for the town's agricultural output, as the mills and distilleries allowed farmers to produce and sell goods they would not have been able to otherwise. Goods such as cattle, apples, and beans, as well as salt, flour, wool, and limestone were drawn through the town on their way to larger markets.¹² Industry in the town grew with the agricultural market, allowing the town to expand steadily as the Oatka Creek (and Stoddard's Mill pond) brought new people into the village to process their farm products into marketable goods.

The importance of the east-west Niagara Road route is highlighted by the construction that occurred in the years following the incorporation of the town in 1812. In 1815, after the Triangle Tract was fully surveyed, Herman LeRoy sent his nephew Egbert Benson Jr. to serve as land agent, and he constructed a two-story brick building east of Oatka Creek that today is the first portion of the much larger Le Roy House (NR 1997). In 1821, Jacob LeRoy, one of Herman's six sons, moved to Le Roy and replaced his cousin Egbert as land agent. By that point, Jacob was already partner at his father's firm, but the next year he also served as director of the Bank of New York. With his wealth and his position, Jacob LeRoy contributed greatly to the community's development, constructing several mills and donating a plot of land for the first Episcopal Church.¹³

The opening of the Erie Canal seventeen miles to the north of Le Roy provided cheaper and quicker transportation and shipping across New York State. Though it did not pass through the village, Le Roy's industries profited from the canal. The improvement of Lake Road (now Route 19) made Le Roy a hub of several smaller roads on the way to the canal in Brockport. As noted on the county map from 1829, Le Roy was

¹¹ Frederick W. Beers, *Gazetteer and Biographical Record of Genesee County, N.Y. 1788-1890* (Syracuse: J.W. Vose & Co., 1890), 482.

¹² National Register of Historic Places, August S. Tyron House, Le Roy, Genesee County, New York, National Register #13000074, Section 8, Page 2.

¹³ National Register of Historic Places, Le Roy House and Union Free School, Section 8, Pages 2-3.

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the second largest community in Genesee County behind the county seat of Batavia, with two churches and several mills marked.¹⁴

Several buildings remain from this period and are associated with prominent individuals in Le Roy's history. As noted, Thomas Tufts served as the land agent for Andrew Craigie, selling parcels of the Craigie Tract from 1810 until 1815 from the office and hostelry he constructed at 48 West Main Street (still extant). Tufts was born in Massachusetts in 1785 and his father served in the Revolutionary War, which may be how he came in contact with Craigie, a prominent Boston businessman. After the Craigie parcels were sold, Tufts operated a mill along Oatka Creek south of the city and owned a distillery in the village (neither is extant). Due to his prominence in the community, he served as town clerk from 1813-1815, and he was town supervisor in 1817.¹⁵ A lawsuit by Andrew Craigie's descendants filed in 1829 seems to have ruined him, however, dropping him into poverty and despair; he was institutionalized in 1844 and died shortly after.¹⁶

Captain John Lent, who purchased Tuft's hostelry in 1815, was a local figure in the formative years of the village. He came to Le Roy in 1813 from Easton in Washington County, and, in addition to the tavern, he engaged in other businesses, accruing a great deal of land and being the "company" in the local dry goods store Lampson & Co.¹⁷ His other interests included a distillery, and he served as the vice-president of the Bank of Le Roy when it was formed in 1838.¹⁸

Dr. Frederick Fitch built and lived in the house at 45 West Main Street around 1812. He was the third doctor to live in the village and was considered quite eccentric due his passion for military drills; one local story claims that Fitch actually needed a limb amputated after a demonstration of a sword training routine went awry.¹⁹ His office was located in the west end of the house, which was built very ornately, with a large second floor ballroom with segmented arched ceilings with inverted demijohns with mouths to absorb noise. The ornament and size of the house well-suited its use as a tavern and stagecoach stop during the mid-nineteenth century. In 1819, he sold the residence to Thomas Tufts.

Another prominent building from this period is the Eagle Hotel, built in 1825 and expanded in 1827, near the Oatka Creek. Still open today, it is of the longest running establishments in Le Roy. James Ganson, the oldest son of Captain John Ganson, constructed the building using bricks furnished by Uni Hurlburt, the first brick

¹⁴ David H. Burr, *Map of the County of Genesee* (New York: Rawdon, Wright & Co., 1829), David Rumsey Map Collection, <http://www.davidrumsey.com/>.

¹⁵ Beers, *Gazetteer and Biographical Record of Genesee County*, 431.

¹⁶ Lynne Belluscio, "Thomas Tuft's Last Home."

¹⁷ Beers, *Gazetteer and Biographical Record of Genesee County*, 469-470.

¹⁸ *Ibid.*, 503.

¹⁹ *Ibid.*, 473.

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maker in Le Roy.²⁰ After being acquitted of charges in a trial relating to the abduction of William Morgan in 1826, Ganson moved to Michigan, and the hotel was sold to Theodore Dwight. In 1832, several members of the community met on his premises to discuss village incorporation, which they ultimately achieved in 1834.²¹

The most prominent religious building in the district formed during this period as well. Erected in 1826, the First Presbyterian Church of Le Roy was home to the first congregation to be organized in Le Roy.²² The church has stood prominently in the village since its construction and has played host to a number of important events in the village's history. In 2014 the First Presbyterian Church of Le Roy was added to the National Register of Historic Places.

The First Presbyterian Church of Le Roy was organized in the 1820s, but prior to the church's construction a Presbyterian congregation was already active in the village. Led by the Reverend David Perry of Massachusetts, the congregation was formed in 1812 and held meetings and religious services inside private residences. As the congregation grew, services were held in barns and local schools until it was clear a church needed to be constructed in order to meet the congregation's needs.²³

Once built, the First Presbyterian Church of Le Roy became a major local landmark and the site of several important happenings in the nineteenth century. In 1830 the church held a public anti-slavery rally that drew the ire of pro-slavery sympathizers who broke the church's windows with logs and stones. In 1847 the church had a second anti-slavery rally where Frederick Douglass was the keynote speaker.²⁴

From Incorporation to Railroads, Education, and Civil War: 1834-1870

The assets that helped the community flourish at the start of the nineteenth century allowed it to continue growing through the middle of the century as well. By 1837, all remaining lots in the Triangle Tract were sold, and as a hub of several key roads, Le Roy thrived as a commercial junction for individuals and goods heading to and from the Erie Canal to the north. Its role as an important crossroad town helped it secure several rail lines through the village, allowing continued growth in the middle of the nineteenth century as an attractive location for industrial pursuits as well as educational opportunities.

²⁰ Ibid., 464.

²¹ Ibid., 467.

²² Ann Ver Hague and William Krattinger, "The First Presbyterian Church of Le Roy," National Register of Historic Places Inventory/Nomination Form, New York State Historic Preservation Office, Le Roy, June 12, 2014, Section 8, Page 1.

²³ Ibid., Section 8, Page 2.

²⁴ Ibid., Section 8, Page 3.

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As early as 1831, discussions for railroads crossing New York State were underway, and plans to connect Rochester and Buffalo progressed within the decade. By 1837, a horse-drawn line connected Rochester with Batavia, and it reached Buffalo by 1843.²⁵ In Le Roy, community members commissioned a survey that identified a potential route for rail lines to navigate the steep Onondaga Escarpment and connect the village with a lake port (either north or west). Unfortunately, the panic of 1837 initiated a five-year depression that affected infrastructure plans such as rail expansions, and investors were more interested in the plan for the Genesee Valley Canal to the east of Le Roy. The Genesee Valley Canal began at the Erie Canal in Rochester and followed the Genesee River until Mt. Morris, where it bypassed the rapids of Letchworth. It reconnected to the river in Portageville and followed it all the way to Olean, near the Pennsylvania border.

In 1838, community members established the Bank of Le Roy and began accumulating the capital necessary to incentivize a big infrastructure development like railroad construction.²⁶ By 1858, Le Roy not only had one line in the Canandaigua and Niagara Falls Branch of the New York Central Railroad but another in the Rochester Branch of the New York, Lake Erie and Western Railroad as well, both of which crossed through the village just north of downtown.²⁷

Although 1837 was a difficult year for Le Roy due to the nationwide economic recession, it was also the year that Marietta and Emily Ingham opened the Le Roy Female Seminary on the eastern banks of the Oatka Creek. Founded with a mission to provide a moral and spiritual learning environment for young female pupils, the Ingham sisters' endeavor profoundly affected Le Roy over the next half-century. In 1852, the Ingham sisters reorganized the seminary as the Ingham Collegiate Institute, creating the first school in the country to offer young women a challenging curriculum that led toward a college degree. Five years later, the State Board of Regents approved Ingham University as the first chartered university for women in the United States.²⁸

In addition to providing a steady influx of students to patronize local businesses, the establishment of Ingham University helped spur other educational developments in the area as well. In 1864, several councilmembers for Ingham University formed the Le Roy Academic, a non-sectarian school, to offer instruction in "classical and modern languages, natural sciences, and music" for community members.²⁹ The Academic Institute occupied the former residence of J.J. Tompkins at 53 West Main Street (contributing) for two years before moving to 23 E. Main Street in 1867.

²⁵ Ibid., 114.

²⁶ "McVean Narrates Tale of LeRoy's Railroads," *The Le Roy Gazette News*, September 9, 1948.

²⁷ Beers, *Gazetteer and Biographical Record of Genesee County*, 114.

²⁸ National Register of Historic Places, Le Roy House and Union Free School, Section 8, Page 4. Graduates earned a college degree after Ingham University was officially chartered.

²⁹ Ibid.

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Commercial development on Main Street increased as Le Roy grew as an educational hub for the region. By 1850, there were over fifty businesses operating along Main Street, including several dry goods stores, saloons, grocers, boots, dentists, doctors, milliners, restaurants and a hotel.³⁰ In 1855, a devastating fire destroyed the northern half of Main Street, but the village showed resilience by rebuilding within a year.³¹

Two extant buildings constructed after the fire demonstrate the growth of the village into a commercial and social hub for the surrounding town during this time. Alonzo S. Upham commissioned the Upham Block at 10-12 Main Street in 1856. Upham was a local businessman who built four stone factories on Church Street (outside the historic district) to assemble carriages and sleighs, and later, freight cars for the Cohocton Railroad. He was well respected locally, elected to the state assembly in 1846, and served as the president of the State Agricultural Society in 1857. The Upham Block housed many businesses over time; in 1856 alone, the building hosted Pratt & Rathbone's Dry Goods store, F.N. Drake Co.'s Grocery, and Olmsted, Bartow, and Ballard Attorneys. In 1866, Upham established his own dry goods store in the building, operating next to an upscale establishment that sold carpeting and clothing.³²

Another extant building constructed immediately after the 1855 fire was the Washington Block. A significant commercial building in the village, the three-story brick commercial row building at 24-28 Main Street was built in 1856 and earned its nickname due to the likeness of George Washington cast in the metal lintels above the windows. The building was occupied in 1856 by J.G. Barbor (an apothecary and dentist), S.F. Comstock (clothier and boot and shoe maker), Drake and Waterman (groceries, crockery and glassware), and Morgan and Jackson (dry goods). Similar stores operated in the building for much of the nineteenth century.³³

In addition to these commercial buildings, the Le Roy Downtown Historic District includes the residences of several prominent individuals in the village during this period. Although the house at 59-61 Main Street was originally built as a blacksmith shop for John E. Entricain as early as 1825, it was purchased in 1839 by Dr. Benjamin Bliss. Due to the construction of the Presbyterian Church on the two lots west of the house, Bliss had the shop turned so it was oriented toward Main Street and renovated into his residence. He died in 1843. Another doctor, Solomon Barrett, bought the building in the early 1850s and expanded it to its current configuration. Barrett, born in Rowe, Massachusetts, graduated from the Berkshire Medical College in 1833 and practiced medicine in Buffalo for several years before moving to Le Roy, specializing in surgery.³⁴

³⁰ *New Topographical Atlas of Genesee and Wyoming Counties, New York* (Philadelphia: Stone & Stewart, 1866), 32.

³¹ "Fire Department 77 Years Old," *The Le Roy Gazette and News*, February 15, 1928.

³² Lynne Belluscio, "The Upham Block," *The Le Roy Pennysaver & News*, c. 1997, Local History File, Le Roy Historical Society.

³³ Lynne Belluscio, "The Washington Block," *The Le Roy Pennysaver & News*, October 20, 1997.

³⁴ In particular, Barret was known for performing the "Taliacotian" operation, a predecessor to rhinoplasty and plastic surgery named after Italian surgeon Gasparo Tagliacozzie. The procedure was undertaken when the majority of the nose was destroyed by disease or accident, transplanting skin from another part of the body (usually forehead or forearm) to form a new nose. "Taliacotian Operation," *Worn Over Time*, Accessed April 2, 2016, <http://wornovertime.com/obj31is/>.

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Railroads, Limestone, and Industry: 1870-1900

In the years following the Civil War, Le Roy continued to grow, not just in its commercial core, but also along West Main Street, where several large residences were constructed. The railroads established in the previous decades allowed several industries to flourish, feeding into the continued prosperity for the small community. Agricultural commodities, which thrived during the Civil War because of demands from the Union Army, was a prosperous industry in Le Roy during this period, and limestone extraction, mined and utilized locally since 1815, grew rapidly during the end of the nineteenth century.

During this period, Ingham University continued to influence the community, and in 1876, it was one of only seven women's schools in the country offering a curriculum on a par with male institutions. The school closed in 1892, but it served over 8,000 students during its existence.³⁵ Ingham University not only brought many students and teachers to Le Roy but also constructed many of their buildings out of locally quarried limestone, helping fuel one of Le Roy's largest industries.

Situated on the Onondaga limestone deposit that runs from Buffalo to Syracuse, limestone was readily available in Le Roy. Most early quarries were very small, however, since mining was very labor intensive and transporting the large slabs nearly impossible over great distances. Most of the quarries in Le Roy were located at the edge of the village, outside the district boundaries but close to the development occurring. Harry Holmes opened the first quarry in Le Roy in 1815, which, like the half-dozen or so that followed it, catered to local, small scale construction. Most of the Holmes work in this half of the nineteenth century involved residences or detail work, though the firm grew quite large in the late nineteenth and early twentieth centuries.³⁶ The Staunton Conservatory on the Ingham University Campus was one of the largest commissions in the town, and when it was razed in 1929, the stones from the building were used to construct the new Woodward Library. Macpelah Cemetery (NR Listed 2007) located beside North Street also features a chapel, retaining wall, pillars, and a crypt all constructed in local limestone.³⁷

The opening of the railways allowed local quarries to ship their stone over great distances, but by the late nineteenth century, the demand had shifted away from architectural stone to crushed stone. Quarries in Le Roy reoriented their production to meet demand for crushed limestone in the production of steel (to absorb impurities in the smelting process), as well as in the bleaching products for glass, tanning, paint, and as a component in mortar.³⁸

³⁵ Lynne Belluscio, *Images of America: Le Roy* (Charlotte: Arcadia Publishing, 2010), 51.

³⁶ "The Limestone Industry in LeRoy—Part 1," *Le Roy Historical Society Newsletter* 18, no. 1 (2007): 2.

³⁷ "The Limestone Industry in LeRoy—Part 2," *Le Roy Historical Society Newsletter* 18, no. 2 (2007): 3.

³⁸ *Ibid.*

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The Keeney Quarry, the Holmes Limeworks, and the lime rock quarry on York Street all operated in the village between 1880 and 1900, employing several hundred men.³⁹ These quarries relied heavily on the railroad junction in the northern half of the village, where the New York Central, the Rochester & State, and New York & Erie Railroads all intersected. This junction ensured continued industrial growth through the early twentieth century.⁴⁰

Several local agricultural companies grew quite large during and after the Civil War. N.B. Keeney & Son's seed company, for instance, began in 1864 with packaging facilities located north of the district. In addition to their canning and packaging services, they became famous for the "stringless" green bean, which made canning easier by eliminating the need for manual removal of the stems.⁴¹ The Keeney House (NR Listed 1980), residence of the family when they developed this process, is located inside the historic district at 13 West Main Street. Another food-related industry formed in 1897, when Pearle B. Wait introduced "Jell-O," the nationally famous brand-name for flavored gelatin product. Wait was unable to successfully market Jell-O and in 1899 Frank Woodward purchased the rights to the company. Woodward turned Jell-O into a household name, creating a booming industry out of the gelatin dessert. Woodward manufactured and produced Jell-O over the next sixty years out of a factory on North Street.⁴²

The construction of several commercial buildings during this period reflected the growth and economic prosperity of the village and featured a diverse collection of businesses. The Ross Block at 41-43 Main Street was built in 1885 by John C. Ross (1855-1950), an employee at Le Roy Hydraulic Electric Gas Company. Though Ross never occupied the building, the three cast iron storefronts (made at the Washington Iron Works in Buffalo) featured a variety of tenants over the late nineteenth and early twentieth centuries. In 1888, the *Le Roy Gazette*, real estate agent Willard Chapman, and the United States Express operated out of the building. In 1904, the U.S. Post Office operated out of the building along with James Boak, a manufacturer of rubber stamps who also ran a small newspaper and periodical subscription agency.⁴³

Other businesses that grew during this period include the Bank of Le Roy, which formed in 1838 as the Genesee County Bank and built their one-story bank building at 49 Main Street in c.1890. The building is made of

³⁹ National Register of Historic Places, Marion Steam Shovel, Le Roy, Genesee County, New York, National Register #08000038, Section 8, Page 3.

⁴⁰ Ibid.; Sanborn Map Company, *Le Roy, Genesee County, New York*, 1897.

⁴¹ National Register of Historic Places, Le Roy House and Union Free School, Section 8, Page 5.

⁴² Lee Simmons, "What's inside of Jell-O? Lots of Sugar, and Well, Cowhide," *Wired*, April 20, 2015, <http://www.wired.com/2015/04/whats-inside-jell-o-lots-sugar-well-cowhide/>.

⁴³ Lynne Belluscio, "The Ross Block, 1885," *The Le Roy Pennysaver & News*, November 24, 1997.

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rusticated limestone quarried in Le Roy and features leaded stained glass windows and closed balustrade on the parapet across the front of the building.⁴⁴

William S. Brown built the commercial building at 60-62 Main Street in c. 1870. Brown used the building as a carriage factory, employing twelve to fifteen men, and rented out the storefronts to local businesses. The carriage factory operated out of a long two-story addition off the back of the building. C.F. Bissell's Bakery operated in the building immediately to the east of Brown's building at 58 Main and was followed by Phillip Steinmetz in 1894, with bakeries operating out of the building until at least 1930.⁴⁵ Another carriage dealer, Thomas Ladd & Son, operated along Main Street in 1870, selling wagons, carriages, sleighs, and cutters, as well as making repairs.

Charles Morgan, owner of the *Le Roy Times*, was another prominent resident of this era who constructed the large Italianate residence at 36 Main Street in c.1875. Morgan established the *Le Roy Times* in 1881 with his son, Frank Morgan. Prior to establishing the *Times*, Frank Morgan worked on the editorial staffs of the *Buffalo Courier* and *The Index* of Meadville, Pennsylvania.⁴⁶ The Morgan family's residence is one of the largest houses in the historic district. It has a cross-gable on hip roof and tall center tower with mansard roof.

In addition, dry-goods dealers, small-scale grocers, and purveyors of other products began to populate Main Street as well, including A. Smith & Co. at 14 Main Street. Similarly, G.W. Haskins & Co, specializing in clothes, linens, hosiery, shawls, and cloaks, operated out of the Washington Block during this period as well. The Eagle Hotel, the site of the meeting where the village decided to incorporate, was renovated in 1870, and offered the "Best Stabling in the County." F.W. Munson, photographer, who sold "every style of photography in vogue, from 25 cents to \$100," operated out of 16 Main Street during this period as well. As noted, agricultural industries grew during this period, and several local stores popped up to support them, including J.R. Anderson's Wholesale and Retail Dealer at 12 Main Street, which sold household supplies like trimming, hardware and stoves, but also agricultural implements, mechanic's tools, and roofing.⁴⁷

⁴⁴ Lynne Belluscio, "Two Buildings on the North Side," *The Le Roy Pennysaver & News*, October, 26 1997.

⁴⁵ Ibid.

⁴⁶ Carl Schmidt and Ann Schmidt, *The Architectural Development of LeRoy, New York*, c. 1961, Local History File, Le Roy Historical Society, 14.

⁴⁷ Hamilton Child, *Gazetteer and Business Directory of Genesee County, N.Y. for 1869-70*, (Syracuse: Journal Office, 1869), 172, 176, 180.

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Twentieth Century Growth: 1900-1930

At the turn of the twentieth century, Le Roy was the second largest municipality in Genesee County behind Batavia not only in population but also in wealth and manufacturing.⁴⁸ As noted, the advent of rail travel in Le Roy greatly increased industrial activity during the last half of the nineteenth century, a trend that continued during the first-half of the twentieth-century. By 1920, the Town of Le Roy had doubled its population from 1820, with 4,203 residents, nearly all of which lived in the village.⁴⁹ As a result, the early twentieth century was marked by continued residential and commercial construction as well as the completion of two important municipal buildings.

The limestone industry in particular continued to flourish as Le Roy entered the twentieth century. In addition to the previous limestone quarries, the Empire State Salt Company built a sprawling factory at the junction of the Buffalo, Rochester, & Pittsburgh Railroad and the New York Central and Hudson Railroad, with spurs onto the Erie Railroad as well. The General Crushed Stone Company was formed in 1906 and expanded rapidly, providing crushed stone for roads and railroad ballast and utilizing the 100-ton Marion Steam Shovel (NR Listed 2008) on the site. A great deal of limestone was used for bridges and culverts by the railroads, and the W.S. Brown Quarry had a contract for twenty cars of stone per day with the New York Central and Hudson Railroad.⁵⁰

Other industries and several businesses relating to agriculture formed between 1899 and 1920. These companies included Le Roy Salt Company, the Le Roy Plow Company (manufacturer of the Boss Potato Digger and Miller Bean Harvesters), the McEwen Flour & Feed Company, and the Haxton Canning Factory. Additionally, Jell-O grew to be one of the largest businesses in Le Roy, employing over 350 workers by the 1920s.

One company dating to this era operates to this day; Lapp Insulators was founded in Le Roy in 1916 by John S. Lapp, who experimented with porcelain to see if it could be used to insulate electrical current.⁵¹ The company earned numerous contracts, particularly from the American defense sector, as Lapp's porcelain insulators were crucial to aviation, communications, and radar systems.⁵² Today, Lapp Insulators operates from a factory at 130 Gilbert Street in Le Roy. The company is currently owned by a German conglomerate that acquired Lapp in 2001.

⁴⁸ Safford E. North, *Our County and its People: A Descriptive and Biographical Record of Genesee County, New York* (Boston: Boston History Company, 1899), 246.

⁴⁹ United States Census Bureau, *Fourteenth Census of the United States Taken in the Year 1920 Volume 1* (Washington D.C.: United States Census Bureau, 1920), 698.

⁵⁰ National Register of Historic Places, Marian Steam Shovel, Section 8, Page 1.

⁵¹ "Lapp Insulators-History," Lapp Insulators, accessed April 2, 2016, <https://www.lappinsulators.com/corporate/history/?L=2>.

⁵² Ibid.

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Amidst this industrial growth, the community invested in two large municipal projects. First, after a fire burned their previous village hall to the ground in 1910, Cora Woodward (wife of Orator Woodward, who purchased Jell-O in 1899) purchased and donated the land to build a new village and town hall. She had one stipulation, however: the community must hire a licensed architect to design the building. Thus in 1914, the community hired regionally prominent architect Claude Bragdon to design the town and village hall and fire department building at 3 West Main Street.⁵³ His municipal building design utilized tall, wide arches, the center tower, and large multi-pane windows give a distinctly Colonial feeling. The tower in particular evokes imagery of the Pennsylvania State House (Independence Hall) capped with the frame octagonal cupola, while the heavy massing and materials on the lower floors evoke feeling of neo Federal.

The other municipal building in the district is the Le Roy Post Office (NR 1990) designed by James Arnold. Congress approved the project in 1928, provided \$100,000 in funding in 1929, and Arnold designed the building in 1932, but the project was delayed at several points by government apathy, cost overruns, and disagreements over design. Interestingly, the building design called for the use of local limestone, but by this point nearly all of the quarries in town specialized in crushed stone and none were able to provide the amount and cut of limestone required for the building. As a result, the post office features Indiana limestone instead.⁵⁴ The building ended up costing nearly twice as much as expected when it was completed in 1937, with much of the design feedback (and resulting redesigns) provided by Ernest Woodward, son of Orator Woodward.⁵⁵

Though the local economy of this period was dominated by larger industries, some smaller businesses emerged as well. Franz William Veitel built a small nylon factory in his back yard at 28 Main Street in the 1920s and eventually expanded it to the building's current configuration. The one-story brick rectangular building is a fine example of small-scale manufacturing in a residential setting. Veitel Hosiery Company operated out the building through World War II, switching from silk to nylon and rayon stockings during the war because of silk rationing (silk was used for parachute manufacturing). The company was known for their hand-painted butterflies and flowers.⁵⁶ Additionally, small manufacturing occupied space in some commercial buildings near the river, such as the Upham Block, where, in 1927, a sheet metal shop operated out of the back of the building.⁵⁷

Other businesses from this period include J.H. Sayers, Inc, purveyors of overcoats and suits, as well as Bowerman & Munsell's Hardware Store at 56 Main Street.⁵⁸ The New York Telephone Company,

⁵³ "Plans for Le Roy's Public Building Shown to Town and Village Boards," *The Daily News*, April 8, 1913, 8.

⁵⁴ Lynne Belluscio, Interview by Derek King. Le Roy, New York, June 17, 2016.

⁵⁵ National Register of Historic Places, Le Roy Post Office, Le Roy, Genesee County, New York, #88002342, Section 8, Page 2.

⁵⁶ Belluscio, *Le Roy*, 111.

⁵⁷ Belluscio, "The Upham Block."

⁵⁸ *Caledonia Advertiser-Era*, December 29. 1921, 1.

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demonstrating the changing landscape of communication, operated out of 19 Main Street in the late 1920s.⁵⁹ The Wiss Hotel at the corner of Main and Lake (no longer extant) served the same travelers as the Eagle Hotel, offering an enormous stable and livery to store carriages and horses, but also serving as a local agent for local brewers, including Canandaigua's McKenchie Brewing Co.'s "Hip Hop Ale."⁶⁰ Other businesses included the West End Grocery at 66 Main, serving "choice butter and eggs"; A.K. Drury's portrait studio over 18 Main Street was right next to the Tillou Bros Dry Good Department Store at 16 Main Street; Larkin's Star Shoe Store sold footwear, bicycles and sewing machines, while American Express operated at 20 Main Street.⁶¹ In all, Downtown Le Roy contained dozens of stores that contributed to a healthy commercial life in the village.

During the early twentieth-century, the continued growth in the village prompted the First Presbyterian Church to renovate its building. Designed by local architect Isaac Cromwell, the renovation introduced large columns at the front of the building and expanded the rear meeting rooms.

Evolution of Downtown and the Rise of the Automobile: 1930-1963

The onset of the Great Depression brought several changes to the Le Roy Downtown Historic District. The population shrank from 6,000 in 1930 to 5,800 in 1940, with vacancies in the large former residences along West Main Street, prompting several social clubs to move out of the commercial stretch along Main Street.⁶² This expansion of social and commercial uses along West Main Street dramatically changed the functional footprint of "Downtown Le Roy," as the former residences along this stretch became centers of social activity on par with Main Street. After World War II, the village continued to serve as a crossroads of state routes, and its proximity to the recently completed New York State Thruway (like the proximity to the canal and railroads before it) resulted not only in increased population growth (6,779 in 1960, peaking in 1990 at 8,176 residents) but in the construction of several commercial buildings, including the auto-oriented c. 1963 Acme Grocery (currently Save-A-Lot).

During this period, large chains began to replace some of the smaller local shops. In 1940, there were five locally owned groceries and meat markets, five neighborhood corner grocers, three dairies, and only four chains.⁶³ By the end of the 1940s, a branch of Endicott Johnson shoe store, a national shoe and clothing chain based out of Binghamton, New York, operated out of C.F. Bissel's building at 58 Main Street. Spiller's

⁵⁹ *Caledonia Advertiser*, March 27, 1929, 1.

⁶⁰ *Directory of Le Roy, N.Y., Vol. 1, 1900* (Chicago: Interstate Directory Co, 1900), 1.

⁶¹ *Ibid.*, 2-45.

⁶² United States Census Bureau, *Fifteen Census of the United States Taken in the Year 1930 Volume 1* (Washington D.C.: United States Census Bureau, 1930); United States Census Bureau, *Sixteen Census of the United States Taken in the Year 1940 Volume 1* (Washington D.C.: United States Census Bureau, 1940).

⁶³ Le Roy in 1940, Local History File, Le Roy Historical Society, 2.

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Furniture Store began operating out of 60-62 Main Street as early as 1927 and remained there until at least 1940. It replaced Brown's Carriage Factory and used the factory behind the building as a warehouse.⁶⁴ In the Ross Block, Western Auto Store occupied the first bay in 1937, reflecting the growth of automobile travel, and the other two bays housed a barbershop and jeweler.⁶⁵

The greatest demonstration of changing trends in Le Roy, for both the introduction of chains, and the importance of automobile travel, was the construction of Acme Grocery in 1963. The building, with its "Roadside Modern" design, with low-pitched wide gable roof supported by thick exposed steel beams, also was set back from the street with a large parking lot in front, representing the largest divergence from the dense commercial stretch further east along Main Street. "Roadside Modern," also known as "exaggerated modern" emerged in the 1950s and 1960s in conjunction with new development patterns across the country, and was especially popular for designs of shopping centers, diners, gas stations and motels during the mid-twentieth century in America.⁶⁶ The building could also be described as a simplified "Googie" design.

Other companies from this period include the Sodo Co., operating out of 54 Main Street beginning in 1937, which sold a bleach-based cleaning product.⁶⁷ Serusa's Cut-Rate Drug Co. operated out of 19 Main Street in 1939, and the "Medical Hall" at 40 Main Street opened up in 1930 with a large soda fountain and ice cream counter.⁶⁸ Fresh off Prohibition, the Le Roy Retail Liqueur Store opened in 1933 and operated out of 48 Main Street.⁶⁹ Though chain stores began to populate more storefronts, the mix of national, regional, and locally owned businesses led to a vibrant downtown feeling that persisted until the late twentieth-century.

Though many residences along West Main Street began use for commercial or social purposes after 1930, some were used for commercial purposes prior to that. As previously noted, as early as 1815, Dr. Frederick Fitch used the west side of his home at 45 West Main Street as his offices and, later on, the house also served as a tavern and stagecoach shop.⁷⁰ Similarly, Franz William Veitel established the Veitel Hosiery Company in 1926 in a small manufacturing facility on his property at 28 West Main Street, bringing small-scale industry into a residential neighborhood.

Though not as grand as some of the homes on the east side of Oatka Creek, the houses along West Main Street were still larger and more ornate than on the streets to the north and south of the district and typically only

⁶⁴ Belluscio, "Two Buildings on the North Side."

⁶⁵ Belluscio, "The Ross Block, 1885."

⁶⁶ Chester Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Little, Brown & Company, 1985), 59-64.

⁶⁷ Le Roy in 1940, Local History File, 99.

⁶⁸ Le Roy in 1940, Local History File, 100.

⁶⁹ Le Roy in 1940, Local History File, 192.

⁷⁰ Schmidt and Schmidt, *The Architectural Development of LeRoy, New York*.

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families wealthy enough to afford a live-in staff of cooks and servants originally owned these residences. During the 1920s, and especially after the Great Depression in the 1930s, houses like these across the country (and in nearby cities like Buffalo and Rochester) became increasingly cost-prohibitive to maintain for heirs and subsequent owners. As a result, by the end of the 1930s, many of these houses were divided up and converted into apartments or rooming houses.⁷¹ This occurred in Le Roy, as 25 West Main Street was converted to apartments in 1932, and 27 West Main Street served as a boarding house in 1940. The strong industrial presence in Le Roy up until 1950 provided demand for workers' housing in the area.⁷²

While some owners divided larger residences along West Main into apartments, other houses found their way into the hands of village social clubs. The large Queen Anne Residence at 30 West Main Street was converted from a private residence to the O-At-Ka Hose Club House in 1935, and the Tompkins House at 53 West Main Street went from being the home of Mrs. and Mrs. Gilfillan in 1940 to the home of the American Legion in 1945, complete with the construction of a new one-story bowling alley and conversion of the carriage house to locker rooms.⁷³ Similarly, the Knights of Columbus inherited the Lampson Mansion, a gorgeous three-story Italianate residence, which was demolished in 1962 for the present Acme Supermarket building (now Save-A-Lot). The Knights moved to the mansion's spacious carriage house and barn, which has since been modified beyond recognition.⁷⁴

These social clubs were part of Le Roy's social fabric long before they shifted westward off Main Street. Though there were dozens of clubs operating in the city by the mid-twentieth century, the largest clubs in the village during this period were the American Legion, the Knights of Columbus, the O-At-Ka Hose Club, and the Odd Fellows. The American Legion is an organization of former combat servicemen of American wars since World War I. Organized in 1919 by Theodore Roosevelt Jr. and a collection of enlisted men in Paris, the American Legion was an advocate for American servicemen and for increased preparedness for war through military training for all citizens.⁷⁵ Throughout its existence, the American Legion has adapted, becoming increasingly a gathering place for veterans and community members. In Le Roy, American Legion Post 576 was originally established in 1919, but it almost lost its charter in the 1920s due to dwindling membership.⁷⁶ By the 1940s, however, the organization had over ninety members, and in 1945 Ernest Woodward gifted them the "Gilfillan Home" at 53 West Main Street, which was owned by his family until 1922, and which he apparently

⁷¹ National Register of Historic Places, Elmwood Historic District-West, Buffalo, Erie County, New York, National Register #12000996, Section 8, Page 65.

⁷² Le Roy in 1940, Local History File, 130.

⁷³ Ibid.; Sanborn Map Company, *Le Roy, Genesee County, New York*, 1949.

⁷⁴ Belluscio, *Le Roy*, 122.

⁷⁵ "History," The American Legion, accessed April 2, 2016, <http://www.legion.org/history>.

⁷⁶ "Informal History of Botts-Fiorito Post, American Legion," *Le Roy Gazette-News*, c.1945, Local History File, Le Roy Historical Society.

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purchased from the Gilfillans in the early 1940s.⁷⁷ The legion post was used as a reception area for weddings, banquets, and other large public events in Le Roy.⁷⁸ A major attraction of the post was the construction of a bowling hall in 1945; the hall was designed by Charles Ivan Cromwell, a local architect who also designed the 1930s renovation for the Presbyterian Church and several other remodeling jobs in the village.⁷⁹

The Knights of Columbus is a Catholic fraternal organization founded in 1882 by Michael McGivney in New Haven, Connecticut.⁸⁰ The Knights were founded as a mutual benefit society for low income Catholics but developed into a provider of charitable services and Catholic education. Additionally, the organization is dedicated to the defense of Roman Catholicism. The Le Roy chapter of the Knights of Columbus formed in 1945 and within a year, it received the donation of the former Lampson Mansion at 19 West Main Street. The organization occupied the building's carriage house while they fundraised to make renovations.⁸¹ The organization attempted to generate revenue by renting out the mansion's large ballroom to the Labor Union at Lapp Insulator and to wedding parties but was unable to keep up with the demands of the property.⁸² In 1957, Acme Grocery approached the Knights about leasing the property, and in 1962 it finalized plans to demolish the mansion and replace it with a grocery store in 1963.⁸³

The O-At-Ka Hose Club was one of three fraternal firefighter organizations that composed the Le Roy Fire Department in the twentieth century. When the fire department was formed in 1857, it had four volunteer companies: Engine Company #1, Engine Company # 2, Hook and Ladder #1, and the Bucket Company. In 1875, the Le Roy Hydrant Hose Company (established in 1871) became O-At-Ka Hose Company. In 1885, the Bucket Company (named such because they were responsible for the "bucket brigades," the predominant form of firefighting in the early nineteenth century) was dissolved and the Chemical Hose Company was created and charged with operating a hand-drawn cart containing firefighting chemicals. By 1928, the O-At-Ka Hose, Excelsior Hook and Ladder, and Le Roy Chemicals were only the only volunteer firefighting companies in the village, each charged with a motor truck. In addition to their professional tasks, they were also popular social organizations, each featuring around thirty members each of the ninety member fire department.⁸⁴

While the Le Roy Chemicals and Excelsior Hook and Ladder memberships were more working-class in nature, the O-At-Ka Hose Club consisted of some of Le Roy's most prominent citizens, including, at one point, two of

⁷⁷ "American Legion is to Have Gilfillan Home for Permanent Club," *Le Roy Gazette-News*, August 2, 1945.

⁷⁸ "Caledonia Church News," *Caledonia Advertiser*, July 23, 1987, 10.

⁷⁹ "Architects Drawing of American Legion Home and Proposed Bowling Hall," *The Le Roy Gazette-News*, November 1, 1945.

⁸⁰ "The Founding: 1882-1899," Knights of Columbus. <http://www.kofc.org/en/todays-knights/history/1882-1899.html>.

⁸¹ Edward W. Powers, History of the Knights of Columbus: 30th Anniversary Commemorative Booklet, October 19, 1975, Local History File, Le Roy Historical Society, 3.

⁸² *Ibid*, 4-5.

⁸³ *Ibid*, 6.

⁸⁴ "Firemen's Day at Geneseo," *The Daily News*, July 29, 1884, 1.

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the town's ministers.⁸⁵ The group held annual whist tournaments in their clubhouse, as well as an annual New Year's Ball that drew guests from all over Western New York.⁸⁶ Between 1901 and 1903 the hose company's clubhouse burned down following a gas explosion.⁸⁷ Following this explosion, the O-At-Ka Hose Club was quick to recover and in 1911, the clubhouse hosted a party for eighty members of Buffalo's Wholesale Merchants' Association.⁸⁸ In 1935, in the heart of the Depression, the organization purchased the former home of Ernest Townsend at 30 Main Street. It sold bonds at \$25.00 apiece to finance the purchase.⁸⁹ The club sold the house in 1986.

Though these larger organizations were able to afford clubhouses of their own, several other social clubs operated in the Le Roy Downtown Historic District as well. Both the Le Roy Chemicals and Excelsior Hook and Ladder rented spaces along Main Street, with the Hooks renting space in the Lampson Block from 1935 to 1945 (which is when, somewhat ironically, it was destroyed by fire).⁹⁰ The Le Roy Chemicals, which comprised mostly working-class Italians from the Mill Street neighborhood, did not have a permanent home and often met in the firehouse itself. It was locally renowned for its drill teams and "minstrel shows."⁹¹

The International Order of Odd Fellows (IOOF) occupied the second floor of the building at 15-17 Main Street from 1895 through at least 1950. The order of Odd-Fellows began in the United States in 1819 in Baltimore and spread quickly throughout the United States along with other fraternal and social organizations. The Le Roy Lodge 731 of the IOOF formed in 1895 under the leadership of Henry Duguid. It constructed the building at 15-17 Main Street shortly after and was joined by the Le Roy Rebekah Lodge 371 in 1907. In 1910, the *Le Roy Gazette and News* operated out of the building as well, but in February of 1914, a fire broke out in 19 Main Street, nearly destroying the lodge. After extensive renovations, the building was repaired that summer, with the first meetings held in October of 1914.⁹²

In 1954, the New York State Thruway opened, impacting Le Roy in a similar fashion as the railroads of the 1850s and the Erie Canal in 1825. Though its opening upended Route 5's role as a major east-west route from Albany to Western New York, Le Roy was ideally situated to take advantage of the new route, since it included an exit along Route 19 to the north. As such, cars from the surrounding towns still passed through Le Roy on Route 5 and Route 19 on their way to and from the expressway (much in the same way that goods still passed through the village on their way to the Erie Canal in the 1820s and 1830s), giving the village and town

⁸⁵ "The Van Zandts at Le Roy," *The Avon Herald*, September 15, 1895. 7.

⁸⁶ "Le Roy New Year's Ball," *The Daily News*, December 18, 1908, 8.

⁸⁷ "Pointed Paragraphs," *The Attica News*, Local History File, Le Roy Historical Society.

⁸⁸ "Buffalo Boomers Taken About Le Roy," *The Daily News*, April 29, 1911, 7.

⁸⁹ "Permanent home Being Considered," *The Le Roy Gazette and News*, March 13, 1935.

⁹⁰ "Hooks Moving to New Rooms," *The Le Roy Gazette and News*, August 12, 1936.

⁹¹ Fire Department 77 Years Old, Local History File, Le Roy Historical Society.

⁹² Lynne Belluscio, "Friendship, Love and Truth," *The Le Roy Pennysaver & News*, May 6, 2012.

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continued vitality into the twentieth century. The construction of several mid-century buildings in the 1940s and 1950s, as well as the 1963 Acme Grocery, highlight the importance of Le Roy as a crossroads well into the twentieth century.

Though Main Streets in similar size villages underwent dramatic widenings during this period to accommodate the automobile, Main Street in LeRoy was always a wide street, with sidewalks similar in size the contemporary widths and few mature trees at all. Indeed, postcards from the late nineteenth and early twentieth-century show no trees along the north side of the street at all, and only a few (grouped near the river, as well as near the Presbyterian Church) along the south side as well. This wide street, designed to accommodate local carriages as well as multi-horse freight and passenger carriages throughout the nineteenth-century, merely needed the addition of parking spaces to accommodate the needs of mid-twentieth-century motorists.

Encompassing the heart of the village, the Le Roy Downtown Historic District encapsulates the growth of the entire community. With buildings dating from the village's settlement, incorporation, and development in the first half of the nineteenth century, the district demonstrates the early history of the area from three separate tracts bisecting the Niagara Road through its role as a hub for the surrounding rural communities in Genesee County. With a variety of commercial buildings and residences from the second half of the nineteenth century, the district shows the impact of the village's proximity to major rail lines and canals, as well as the variety of industries that flourished in the community because of those connections. Lastly, the buildings from throughout the twentieth century demonstrate the continued importance of the district to the village and the town. This era included the construction of several municipal buildings, the purchase of several large residences by key social clubs in the community, and commercial construction that showed the continued economic importance of the intersection of Routes 5 and 19.

Architecture of the Le Roy Downtown Historic District

The variety of architectural styles in the Le Roy Downtown Historic District reflects popular trends during these five periods in the growth of the village. In both their style and function, the buildings in the district boundaries demonstrate the evolution of Le Roy from a small settlement into a bustling community in Genesee County. There are commercial and residential areas in the district, representing common and high-style interpretations of architectural styles from throughout the nineteenth and twentieth centuries. Along Main Street, the commercial buildings represent styles from early Adamesque, Italianate, and Greek Revival through Neoclassical designs at the turn of the twentieth century, all the way through streamlined mid-twentieth commercial blocks and a steel framed auto-oriented super market. The residences along West Main Street also include examples of Italianate and Greek Revival, as well as Queen Anne, Colonial Revival, and mid-twentieth century Ranch houses.

Initial Settlement through Incorporation of Village and Town (1790-1834)

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As noted in the previous discussion, this first period represents the initial growth of the collection of small settlements into an incorporated town and village. Though there was already a growing hamlet on the banks of the Oatka Creek, the two decades after the Town of Le Roy's incorporation in 1812 saw increased importance of Le Roy as a transportation hub and processing center for the surrounding area. The styles of buildings constructed during this period reflect popular designs and building types for a growing agricultural community during the start of the nineteenth century. The buildings that survive from this period are spread throughout the district, as many of the buildings from before 1834 were either replaced by later, larger structures, or destroyed by one of the several fires that ravaged Main Street at one point or another.

Greek Revival is the most prevalent style used for the extant early buildings in Le Roy, for both residential and commercial properties. Greek Revival emerged at the start of the nineteenth century both as a celebration of the archaeological discovery of the rich architectural heritage in the Mediterranean and as a reaction to the War of 1812, which prompted a departure from English-based designs.⁹³ Greek Revival designs generally incorporated a side or front-facing gable roof, usually an entry porch supported by prominent columns, and a thick cornice or frieze band. A great example of this style in the district is located at 16 West Main Street; the house has simple massing, a side-facing gable roof with wing, and simple entablature around the entry. The houses at 27 and 39 West Main Street are great examples of Greek Revival as well, featuring simplified massing and fenestration, though both were modified at different points since their construction. The house at 27 West Main had Italianate brackets added, and 39 West Main received an early twentieth century porch with simple columns.

Commercial applications of Greek Revival during this period mirror the residential properties of the era, and include the Lent Tavern, constructed in 1811, the "Creekside" (1 Main Street), along Oatka Creek, and the two-story Eagle Hotel (5-13 Main Street), built in 1825-1827. The Creekside building at 1 Main Street has a similar form to the frame constructed 45 West Main Street, with the fenestration the major indicator that one is Greek Style and the other Federal, but 1 Main was constructed with stone and originally had applied stucco siding. The building has turned brick lintels and a late-nineteenth century addition along the river. The Eagle Hotel at 5-13 Main Street originally looked very similar to the frame constructed blacksmith shop-turned residence at 59-61 Main Street, but the addition of mansard roofs in the late 1800s gives them a blend of Greek Revival and Second Empire treatments.

Dr. Fitch's residence at 45 West Main Street is the only example of the Federal style architecture in the district. Though many houses have a similar orientation (side-facing gable, four-to-five bays across), 45 West Main's second floor windows do not ascend to the frieze band like the Greek Revival residences, and the house also

⁹³ "The Greek Revival Style," Louisiana Department of Culture, Recreation and Tourism.
http://www.crt.state.la.us/Assets/OCD/hp/nationalregister/historic_contexts/greekrevivalrevised.pdf.

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contains four full-height pilasters between windows, and fan windows in the gables. Federal style residences emerged at the end of the eighteenth century as an Americanization of classical European forms and styles, adopting the formalized approach of their precedents with simplified massing and materials.

From Incorporation to Railroads, Education, and Civil War: 1834-1870

During this period, the strength of Le Roy's industries fostered a bustling economy, and as a result a large number of buildings were constructed, some still in the Greek Revival style that remained popular into the mid-nineteenth century, but many buildings—particularly commercial buildings—began to feature Victorian Era styles.

Greek Revival continued to be a common choice for residential builders early on, but Gothic Revival and Italianate grew in popularity as well during this period. Those styles stemmed from the Picturesque movement in England and eventually surpassed Greek Revival in popularity throughout much of the American East by the mid-1800s. Thus, while four more Greek Revival residences (29 West Main, 13 West Main, 42 West Main, and 40 West Main) were built in the 1850s, several Italianate and Gothic buildings were also constructed during this time. The building at 53 West Main Street was constructed in 1856 with Italianate detailing, and 57 West Main Street was constructed in 1860 with Gothic Revival styling. The building is a good example of the Gothic Revival, with a steeply pitched centered gable, sharp roof slope and full width spindle porch.

Inspired by rambling Italian farmhouses, the Italianate style abandoned formal classical rules in favor of informal compositions, which evoked an emotional response from the viewer and worked in harmony with the landscape. This style was extremely common in Western New York from 1855 to 1880 and characteristic elements include broad overhanging eaves supported by brackets, tall narrow windows, often with half-round heads, bay windows and porches with elaborate carpentry.⁹⁴ The house at 53 West Main is a good example of Italianate design, with ornate bracketing, full-height corner pilasters, and a tall flat-roofed portico. Built by the Tompkins family, the building housed the Le Roy Academic Institute during the school's first year in 1864.

In addition to these residences, two of the largest and most prominent commercial buildings, the Upham Block and the Washington Block, were constructed along Main Street during this period. Both buildings epitomize the category of Italianate two-part commercial blocks. Like their housing counterparts, window detailing and cornice treatment was an important feature of Italianate commercial blocks, which often featured decorative cast-iron lintels and sills and employed large patterned brackets and dentils. Typically, these commercial buildings were symmetrical, with uniform fenestration, flat roofs, and large storefronts. In Le Roy, the

⁹⁴ National Register of Historic Places, South Wedge Historic District, Rochester, Monroe County, New York, #13000307, Section 8, Page 8.

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Washington and Upham Blocks are great examples of the style; both are three stories, with first floor storefronts and decorative cornices. The Washington Block also has bracketed lintels, a dentil cornice, and it originally had a raised parapet, which has since been removed. The Upham Block also features decorative cast iron hoods above the windows, which feature a garland motif, with brackets on both the lintels and sills, and the cornice has a wide overhang supported by large curved brackets.

Railroads, Limestone, and Industry: 1870-1900

The last half of the nineteenth century saw a great deal of industrial and agricultural activity in Le Roy, as limestone quarries grew larger and several other local companies gained regional and national prominence. During this period, the Italianate style and a few examples of Queen Anne replaced Greek Revival as the dominant design style for residential and commercial buildings in the district.

In the last quarter of the nineteenth century, many commercial buildings were constructed in Le Roy, all variations on the two-part commercial block. The two-part block is a building, typically two-to-four stories, split into two distinct sections by a horizontal division. Though often stylistically harmonious, the two sections are typically different and often represent varying internal uses. For instance, commercial uses on the first floor result in large windows and open spaces, while residential units above get smaller, more private, treatments.⁹⁵

During the nineteenth century, the rapid industrialization of the United States resulted in this building type evolving from small shop houses (two stories with storefronts on the first floor, residence above) into larger rectangular buildings, often with multiple storefronts at ground level and residential units above. Simultaneously, the industrialization of the building trades, with mechanized processes for stone and woodcutting, led to increased ornamentation of designs.⁹⁶

Five two-story commercial buildings between two and three bays were constructed on Main Street in the 1870s, four in the 1880s, and two more in the 1890s. All except for 70-72 Main Street are Italianate two-part blocks. All of the buildings have simplified massing, repetitive fenestration with arched steel or stone lintels, and flat roofs with simple dentil cornices, typical of the Italianate style and similar to the Washington and Upham Blocks built decades prior.

A good representative example of the Italianate commercial architecture built in this period is 58-62 Main Street. This two-story building (currently divided into two tax parcels) features three bays and a flat roof. It has

⁹⁵ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (New York: AltaMira Press, 2000), 24.

⁹⁶ Richard Longstreth, "Compositional Types in American Commercial Architecture," *Perspectives in Vernacular Architecture 2* (1986): 16.

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a corbel table cornice with a row of dentils and a blank frieze. The second floor of the building contains nine identical four-over-four windows with stone lintels and arched simulated fanlights and curved brick hoods with stone keys. The symmetry of the design and simple ornament is repeated on the other late-nineteenth century Italianate commercial architecture along Main Street.

The building at 70 Main Street is the lone example of Queen Anne commercial architecture in the village. It has large projecting oriel windows on the second and third floors with swag and garland motifs and a simple cornice with the same swag and garland motif under a wide roof. In comparison, the projecting oriel in the center of the Ross Block at 41 Main Street is more indicative of the Italianate style, with triangular shape and sharper massing.

The industrial success of the community also precipitated the construction of the largest residences in the residential area along West Main Street. In particular, the large Italianate residence at 34 West Main built by the Morgan family in 1872 and the Queen Anne residence immediately to the east at 30 West Main built in 1880 represent the economic vitality of the residents during this time period.

In addition to 30 West Main Street, 61 Main Street is another great example of the Queen Anne style, which was popular during the Victorian Era from 1860 to 1900. Although less vertical in emphasis than the Gothic and Stick Styles, the Queen Anne style is just as elaborate. Queen Anne houses were typified by their use of a variety of materials and details to give an extravagant appearance. This was partly due to changes in construction technology, as the mass production of nails and timber allowed for expedited and less expensive construction through “balloon framing” techniques. Another factor in its popularity was industrial growth throughout the country in general, which not only resulted in a great deal of disposable income nationally, but allowed the pre-fabrication of materials like windows, doors, and roofing which could be shipped nationally, reducing cost and allowing for more creativity and variation in house styles.

Twentieth Century Growth: 1900-1930

The area encompassed by the historic district saw additional commercial construction during the early part of the twentieth century as industry—in particular, Lapp, limestone and Jell-O—continued to grow in Le Roy. Some of the buildings from this time reflected changing modes of transportation. The construction of 66 Main Street as an automotive store with garage at the rear, for instance, reflects the rising importance of the automobile. More commonly, however, the buildings from this era reflected changing tastes as Neoclassical and Colonial Revival replaced Italianate as the dominate style.

Several residences built at the start of the twentieth century in Le Roy represent the popularity of Colonial Revival and Neoclassicism during early twentieth century. The Colonial Revival style was first introduced for

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residences at the 1876 Centennial celebration in Philadelphia. Over the next 150 years, the Colonial Revival waxed and waned in popularity with changing building trends and tastes. A large influx of south and eastern European immigrants at the turn-of-the-twentieth century coincided with the rise of Colonial Revival; to some, the Colonial aesthetic reinforced what was truly “American.” While the Colonial Revival style represented a call to historicism and nostalgia, it was also easily adapted to the modern American home by having a historic exterior with modern conveniences on the interior. By 1920, the style became a declaration of patriotism, as it was widely believed that the tremendous changes in the character of the nation and the influx of foreign ideas were at odds with principles of the founding fathers.⁹⁷

Two excellent examples of Colonial Revival are found at 58 West Main Street (built in 1920) and 31 West Main Street (built in 1909). The two buildings appear very similar at first, each three-bays with center entries and large bay windows along the first floor, but the older building at 31 West Main Street has a boxier footprint, with a hipped roof and center dormer, as well as a wide one-story porch and rear detached garage. In comparison, the building at 58 West Main Street has a side-facing gable roof, one-story wing off the east elevation, and arched covered entry, and an attached garage more fitting for the 1920s construction amidst the rise of the automobile.

Another example of the Colonial Revival style can be seen in Claude Bragdon’s Municipal Building design at 3 West Main Street. The building, constructed in 1915, features Georgian Revival style massing, with brick detailing on the corners that gives a quoin effect, as well as full-brick surrounds for all the windows, with center stone keystones. Most iconic is the off-center clock tower, which has a paired wooden door entry on the first floor with five-light transom above, and balconette above supported by pilasters, and capped with a wooden octagonal cupola, giving the building a similar feeling as the Pennsylvania State House (Independence Hall), or other notable Colonial civic buildings, but with a distinct twentieth-century feel.

Three buildings in the historic district represent the popularity of the Neoclassical style during this era. The Neoclassical style emerged out of the 1893 World’s Columbian Exposition in Chicago and prompted a renewed interest in classically styled residences and buildings. Neoclassical design is used in the Bank of Le Roy building at 20 Main Street, containing full-height pilasters and a tall central arched window, as well as in the Le Roy Theater building at 32 Main Street, which also features full height pilasters with scroll capitals and a tall center arched window. The house at 62 West Main Street is a good example of the style used residentially, with a tall center-cross gable that projects out over the center bays and has full height columns supporting it creating a portico.

⁹⁷ Richard Guy Wilson, “What is the Colonial Revival?” *Re-creating the American Past: Essays on the Colonial Revival*, ed. Richard Guy Wilson, Shaun Eyring, and Kenny Marotta (Charlottesville: University of Virginia Press, 2006), 6.

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Evolution of Downtown and the Rise of the Automobile: 1930-1963

The continued success of downtown Le Roy throughout mid-century is demonstrated by the construction of several two-story commercial buildings on Main Street between 1945 and 1950, as well as the Acme Grocery in 1963. Although the New York State Thruway was completed in 1956, Route 5 was still a major east-west route, and Route 19 (Lake and Clay Streets) was the local exit to get on and off the nearby highway, ensuring that traffic still passed through Le Roy. Three stores were built downtown during this time, with 48, 52 and 54 Main Street all built around 1945.

The commercial buildings constructed during this period all feature simple, utilitarian designs, making them excellent vernacular examples of the restrained Commercial style that emerged during the mid-twentieth century. Characteristic features include symmetrical composition, minimal ornamentation, storefronts with large display windows and flat rooflines. The building at 48 Main Street is a great example of this; since it is only one story, the large display windows take up nearly half of the façade, with three large display cases and recessed entries. Terrazzo flooring in these recessed entries reads, "O. C. Murphy Co." for the original owner of the building. The building at 52-54 Main Street is another excellent example of the style, with two large storefronts with full-height glass display cases and no ornament whatsoever, except a simple stone surround for the seven centrally grouped windows on the second floor.

The 1963 Acme Grocery at 19 West Main Street represents the final evolution of commercial design to single-use auto-oriented development. The modernist design uses large triangular steel beams which form the supports for the walls and ceiling, giving the appearance of a short airplane hangar or clamshell. The structural system allowed the façade to be constructed almost entirely of a glass curtain wall, with aluminum paneling on the east and west ends of the bay. The building retains the original fully glazed one-story entry with sliding glass doors and aluminum trim, though the introduction of a drop ceiling inside hides a twenty-foot ceiling that was once visible through the highly glazed façade.

The district also includes three Ranch style residences constructed circa-1960 at 44, 50, and 52 West Main Street. Although the "Ranch House" is known by several names, including "suburban tract house," the most common definition comes from the Spanish term *rancho* or farm house. In a similar way that Colonial Revival tapped into residents' desires to return to a more "Patriotic" or "American" past, the Ranch house stirred visions of the American West and the connotations of freedom and space it elicited, even if only on a suburban tract. These houses were typically composed of three sections; a garage, a living space, and bedrooms, all organized along an "open plan" concept similar to the ideas espoused by Frank Lloyd Wright earlier in the century.⁹⁸ All

⁹⁸ Thomas C. Hubka, "The American Ranch House: Traditional Design Method in Modern Popular Culture," *Traditional Dwellings and Settlements Review* 2, no. 1 (1995): 34.

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three examples of the Ranch style house in the Le Roy Downtown Historic District retain their original massing as one-story buildings with low-pitched side-facing gable roofs, center chimneys, attached garages and large bay windows.

In the same way that the buildings constructed between 1811 and 1963 demonstrate the social and functional growth of the settlement from a small rural community to a bustling regional hub, the architecture of the buildings shows the evolution of design and styles at each period. The Greek Revival residences in Le Roy are characteristic of the homes found in rural communities developed in the early nineteenth century across the county, and the construction of Italianate houses and commercial buildings during the mid-nineteenth century not only demonstrate the evolution of styles during the Victorian Era but also the growth of the community into a thriving hub in Genesee County. The introduction of Queen Anne, Colonial Revival, and Neoclassical designs coincide with continued industrial growth in the village during the late nineteenth and early twentieth centuries, and the introduction of some of the first large-scale institutional buildings during this time employed grander designs. Lastly, the streamlined design of mid-twentieth century modern buildings reflects the continued importance of Le Roy at a cross-road of major state routes.

Architects and Builders of the Le Roy Downtown Historic District

Claude Fayette Bragdon (1866-1946)

Claude Fayette Bragdon was born in Oberlin, Ohio, and moved to New York with his family as a child. He became a notable architect in Rochester, where he designed the Rochester Central Railroad Terminal (1909-13), Chamber of Commerce (1915-1917 NR 1985), and the first Universalist Church (1907, NR 1971). Bragdon received no formal training in architecture but instead viewed architectural design as an extension of his creative interests.⁹⁹ Claude Bragdon worked as a draftsman for Charles Ellis in Rochester before traveling to Europe to study architecture in the 1890s. Upon returning, he established his own firm and was noted for eschewing traditional European styles for a stronger Colonial Revival influence.¹⁰⁰

Bragdon was an admirer of both Frank Lloyd Wright and Louis Sullivan and his work was characterized by its “functionalism and originality, even when working in the popular Neoclassical idiom of the day, as in the Chamber of Commerce Building.”¹⁰¹ Another of Bragdon’s notable Rochester projects, the Bevier Memorial Building (1910, NR 1973) was said to exhibit, “the architect’s imaginative use of colors and textures of brick

⁹⁹ National Register of Historic Places, Shingleside, Section 8, Page 1.

¹⁰⁰ National Register of Historic Places, Shingleside, Rochester, Monroe County, New York, National Register #84002737, Section 8, Page 1.

¹⁰¹ Ted Bartlett, “Chamber of Commerce, Rochester, Monroe County,” Building-Structure Inventory Form, Division of Historic Preservation, New York State Parks and Recreation, 1985, 4.

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combined with the rich possibilities of ceramic tile.”¹⁰² The reputation Bragdon cultivated for himself in Rochester was likely helpful in his bid to erect the municipal building at 1-3 West Main Street in Le Roy. In 1913, Mrs. Cora T. Woodward engaged Bragdon to build Le Roy a municipal building housing the fire department, offices, and a village hall on the building’s second floor.¹⁰³ The building, built in the Colonial style, exemplifies Bragdon’s use of color and his preference of brick as the primary medium of construction.

In addition to his architectural practice, Bragdon was an influential figure in public policy, especially in Rochester, where his writings helped stimulate the beginning of city planning in the city.¹⁰⁴ Bragdon was also an artist and influential set designer whose industrial crafts and stage architecture attracted acclaim from New York City. Following a disagreement with George Eastman of the Kodak Company, Bragdon increasingly devoted his time to the stage arts.¹⁰⁵ He died in 1946 at the age of eighty.

James Arnold (1881-1957)

James Arnold was born in Rochester in 1881, and he started his architectural career in the office of Claude Bragdon, where he worked from 1900 to 1915.¹⁰⁶ Arnold then partnered with Herbert Stern, another Rochester-born architect, from 1915 to 1932. Arnold and Stern did a great deal of work in Le Roy, particularly for the Woodward family. Some of their most notable projects include: the Woodward Memorial Library (1929); Poplar Lane, a home for Earnest Woodward (built 1920); Mercygrove (1929), the home of Don Woodward; Don and Adelaide Woodward’s home at 129 East Main Street (1929); and two houses at 7 and 8 South Street (both 1928) for Ernest Woodward’s stable master and horse trainer, respectively.¹⁰⁷ In 1932, Arnold was contracted on what would become his most significant work in Le Roy, the Le Roy Post Office (NR 1990). The building, which took six years to construct due to problems with funding and arguments between the town and the Postal Service, nonetheless stands as a testament to Arnold’s architectural skill. The Le Roy Post Office is the only post office in Genesee County listed on the National Register of Historic Places.

Bryant Fleming (1877-1946)

Bryant Fleming was a nationally known landscape designer and architect. As one of America’s premier early twentieth century landscape architects, Fleming was responsible for creating a number of New York State

¹⁰² Cornelia Brooke, “Bevier Memorial Building, Rochester, Monroe County,” Building-Structure Inventory Form, Division of Historic Preservation, New York State Parks and Recreation, 1973, 3.

¹⁰³ Plans for Le Roy’s Public Building Shown to Town and Village Boards, c.1913, Local History File, Le Roy Historical Society.

¹⁰⁴ Brooke, “Bevier Memorial Building,” 3.

¹⁰⁵ National Register of Historic Places, Shingleside, Section 8, Page 1.

¹⁰⁶ “Accent on Brighton as a Suburb: Especially, the Houston Barnard Area,” *Historic Brighton News* 7, no. 2 (2006): 1-2; Lynne Belluscio, “Arnold and Stern – Architects,” *Le Roy Pennysaver & News*, January 15, 2012.

¹⁰⁷ Belluscio, “Arnold and Stern – Architects.”

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Parks. He was involved in developing Letchworth (NR 2005), Watkins Glen, Taughannock Falls, Fillmore Glen, Robert H. Treman, and Waterson Point State Parks. Outside of New York, Fleming is responsible for the Bryant Fleming House in Wyoming, New York (1850 NR 2009), the Paine Art Center and Gardens in Oshkosh, Wisconsin (1927 NR 1978), and the Cheekwood Botanical Garden and Museum of Art in Nashville (1929 NR 2000).

In addition to the botanical gardens and state parks he helped design, Bryant Fleming had a prolific career as a residential architect designing homes across the country. He designed the 1927 renovation of the Keeney House (NR 1980) at 13 West Main Street in Le Roy. The renovation:

Retained the basic features of the original elevation, but removed the three-dimensional Greek Revival details. The veranda, a turn of the century addition, was also removed. To compensate for the lack of the veranda, the front lawn was terraced to the base of the house. Fleming accented the central bay with an elliptical fanlight placed over the entrance and with flanking two-story pilasters, motifs taken from the already existing corner pilaster boards. Decorative square plaques were added at either side of the window heads and handsome grillwork windows were opened in the attic story.¹⁰⁸

In addition to his building resume, Bryant Fleming also contributed to the academic world. When Fleming attended Cornell University in the 1890s, the school did not have a landscape architecture program, nor were there anywhere in the country. As a result, Fleming created a custom set of courses with horticulturist Liberty Hyde Bailey and earned a bachelor's degree in agriculture from Cornell in 1901. Once his career as a landscape architect began flourishing, Cornell invited Fleming back to oversee the creation of a landscape architecture program. The Cornell landscape architecture program was the third such program created in an American university, following Harvard (1900) and the University of Massachusetts (1902).¹⁰⁹

Charles Ivan Cromwell (1899-1973)

Charles Ivan Cromwell was born in Covington, New York in 1899 and earned a bachelor's degree in architecture from Syracuse University in 1924. After graduating, Cromwell worked as a draftsman for J. Mills Platt of Rochester and Bryant Fleming of Ithaca before forming his own architecture firm in 1928.¹¹⁰ In Le Roy, Cromwell renovated the First Presbyterian Church (1825, renovation 1930, NR 2014) and designed an addition to the American Legion Clubhouse in 1945. Other renovation projects across Western New York included an

¹⁰⁸ National Register of Historic Places, The Keeney House, Le Roy, Genesee County, New York, National Register #79001583.

¹⁰⁹ National Register of Historic Places, The Bryant Fleming House, Wyoming, Wyoming County, New York, National Register #09000838.

¹¹⁰ George S. Koyl, *American Architects Directory* (New York: R.R. Bowker Company, 1955), 117.

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addition to the Silver Lake Country Club in 1929, an addition to St. Jerome's Hospital in Batavia in 1930, and repairing the Genesee County Courthouse in 1931.¹¹¹ Cromwell also designed the Genesee County Infirmary (1940), Lapp Insulator Office Building (1948), a meeting hall in Attica (1952), an addition on the Genesee County Office Building (1955), St. Raymond Seminary (1955) and a parish hall for St. Mark's Episcopal Church in Le Roy.¹¹² Cromwell was also the consulting architect for the Genesee State Park Commission from 1940-1955.¹¹³ Cromwell was also a member of the American Institute of Architects and member of the Masons. He died in 1973 and was buried in Olivet Cemetery in Covington, New York.

Philo Pierson (1810-1875)

Philo L. Pierson was born at Stone Church, a hamlet north of Le Roy, in 1810. He worked as a carpenter and builder.¹¹⁴ Pierson attracted little acclaim during his lifetime; however, he is recognized as one of the primary builders of the Ingham University in Le Roy, one of the first women's colleges in New York State. He also constructed the Keeney House, which is located inside the historic district boundaries and was listed on the National Register in 1980. Aside from these contributions, Pierson is relatively unknown. He spent his later years farming and raising a large family in Le Roy before his death in 1875.

George Barron

George Barron was a builder in Le Roy who erected the house at 33 West Main Street in Le Roy in 1909. Barron was also built a clubhouse at Wolcott and Summit Streets for the Le Roy Tennis Club.¹¹⁵ Barron was a prominent citizen in Le Roy and member the International Order of Oddfellows, for whom he served as district deputy grand master.¹¹⁶

¹¹¹ "Proposed Addition to Silver Lake Country Club," *Perry Herald*, January 30, 1929, 1; "Church Improvement," *Buffalo Courier-Express*, July 27, 1930, 2; "Hospital to Delay Campaign for Funds," *Rochester Democrat and Chronicle*, February 24, 1930, 12; "Supervisors Asked Increase for Courthouse Project," *The Batavia Times*, July 9, 1931, 4.

¹¹² Koyl, *American Architects Directory*, 117; "Attica's Proposed New Historical Building," *The Attica News*, January 24, 1952, 8; "Le Roy Church Pushes Plans for Parish Hall," *Rochester Democrat and Chronicle*, May 17, 1957, 4.

¹¹³ Koyl, *American Architects Directory*, 117.

¹¹⁴ Beers, *Gazetteer and Biographical Record of Genesee County*, 543.

¹¹⁵ "Le Roy Tennis Club House," *The Daily News*, May 12, 1909, 8.

¹¹⁶ "Installations in Le Roy," *The Daily News*, January 7, 1909, 6.

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John R. Stevens (1881-1943)

John R. Stevens was a builder in Le Roy who erected the house at 58 West Main Street in 1924. Though he was a builder in the early part of his life it appears that at the time of his death John R. Stevens worked for the Railway Signal Company in Rochester.¹¹⁷ He was sixty-two when he died.

Conclusion

Encompassing the heart of the community, the Le Roy Downtown Historic District reflects more than a century and a half of commercial and residential development in the Village of Le Roy. Proximity to waterpower and a key location at an early crossroads spurred initial settlement and development in the area, which in turn saw greater investment with the arrival of several railroads in the village. These developments allowed Le Roy to serve as a social and economic hub in the largely rural Town of Le Roy and Genesee County more broadly. The historic district reflects the community's origins as an early pioneer-era mill and agricultural area served by an adjacent small commercial district with residential growth to the immediate west. The social history and architecture associated with the district traces the growth of the community into a prominent late nineteenth and early twentieth century rail hub through its most recent period as an automobile-oriented village at the crossroad of two important state routes. The buildings along Main and West Main Streets housed some of the most notable local industries and businesses and reflect the development of key architectural styles during the early nineteenth through the mid-twentieth centuries.

¹¹⁷ "Deaths: John R. Stevens," *The Batavia Times*, July 1, 1943, 4.

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Le Roy Downtown Historic District
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Name of Property
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Name of Property
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Verbal Boundary Description

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

Boundary Justification

The boundary is drawn to encompass the largest, most cohesive collection of historic properties that reflect the development of Main and West Main Streets as the center of the Village of Le Roy through the period of significance. The boundary reflects the relationship between Main Street and West Main Street and the shared history and development of residential and commercial properties.

Additional UTM Points

<u>Point</u>	<u>Easting</u>	<u>Northing</u>
5	255932	4762532
6	255564	4762505
7	255513	4762491
8	255512	4762534
9	255581	4762788
10	255613	2762813
11	255785	4762918

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Le Roy Downtown Historic District

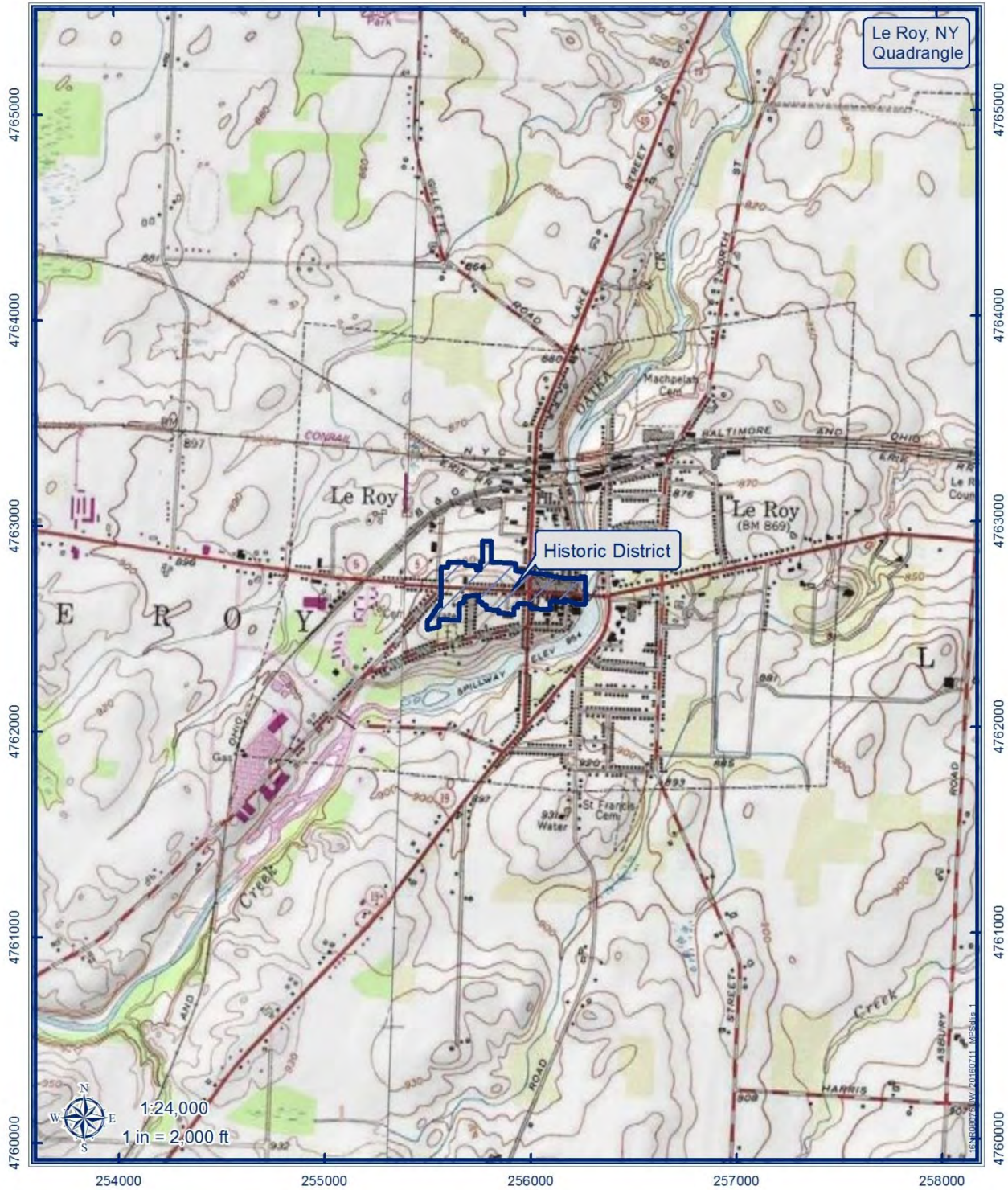
Name of Property

Genesee County , New York

County and State

Le Roy Downtown Historic District

Village of Le Roy,
Genesee County, NY



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



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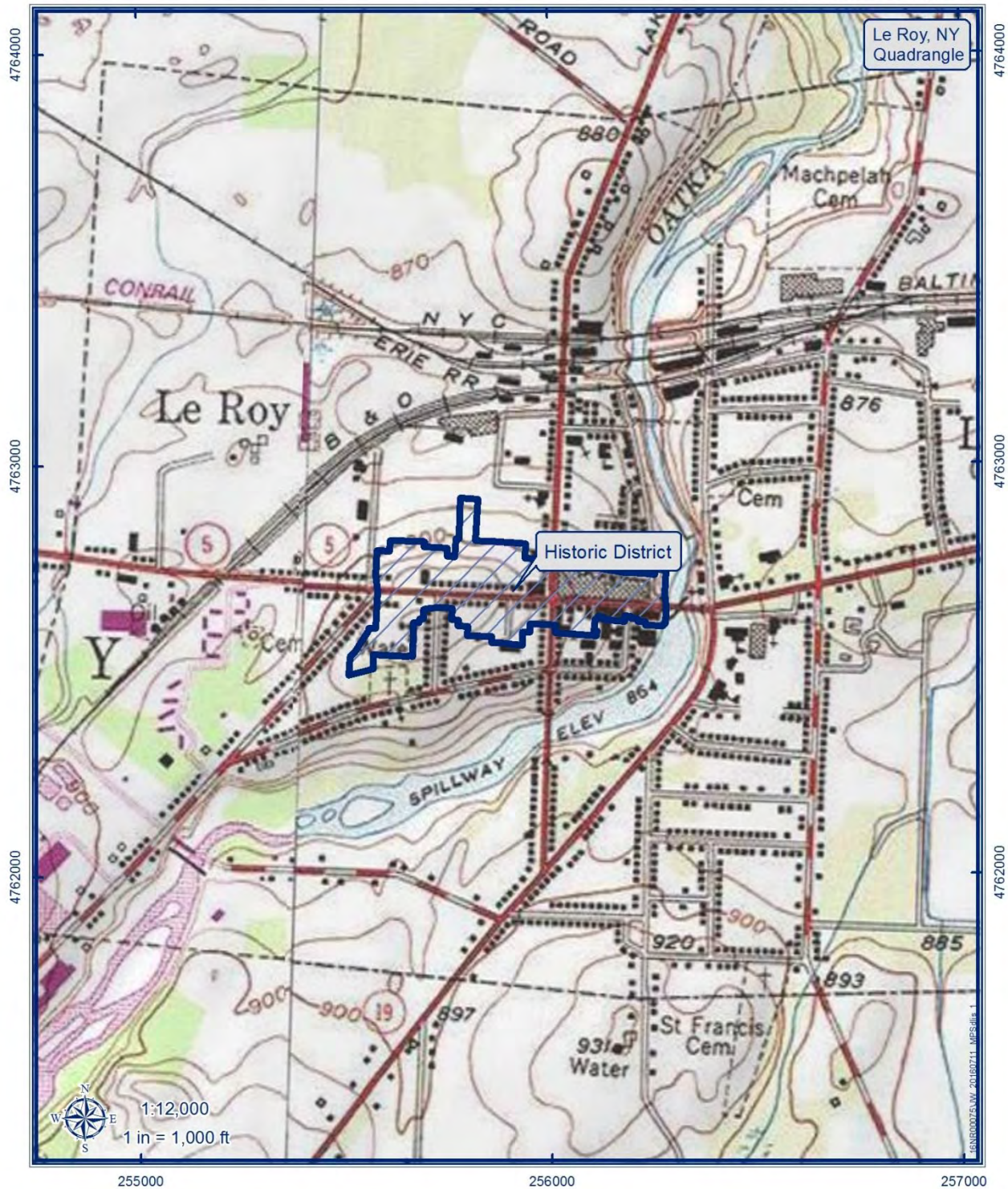
Section 11 Page 3

Le Roy Downtown Historic District

Name of Property
Genesee County , New York
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Le Roy Downtown Historic District

Village of Le Roy,
Genesee County, NY



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



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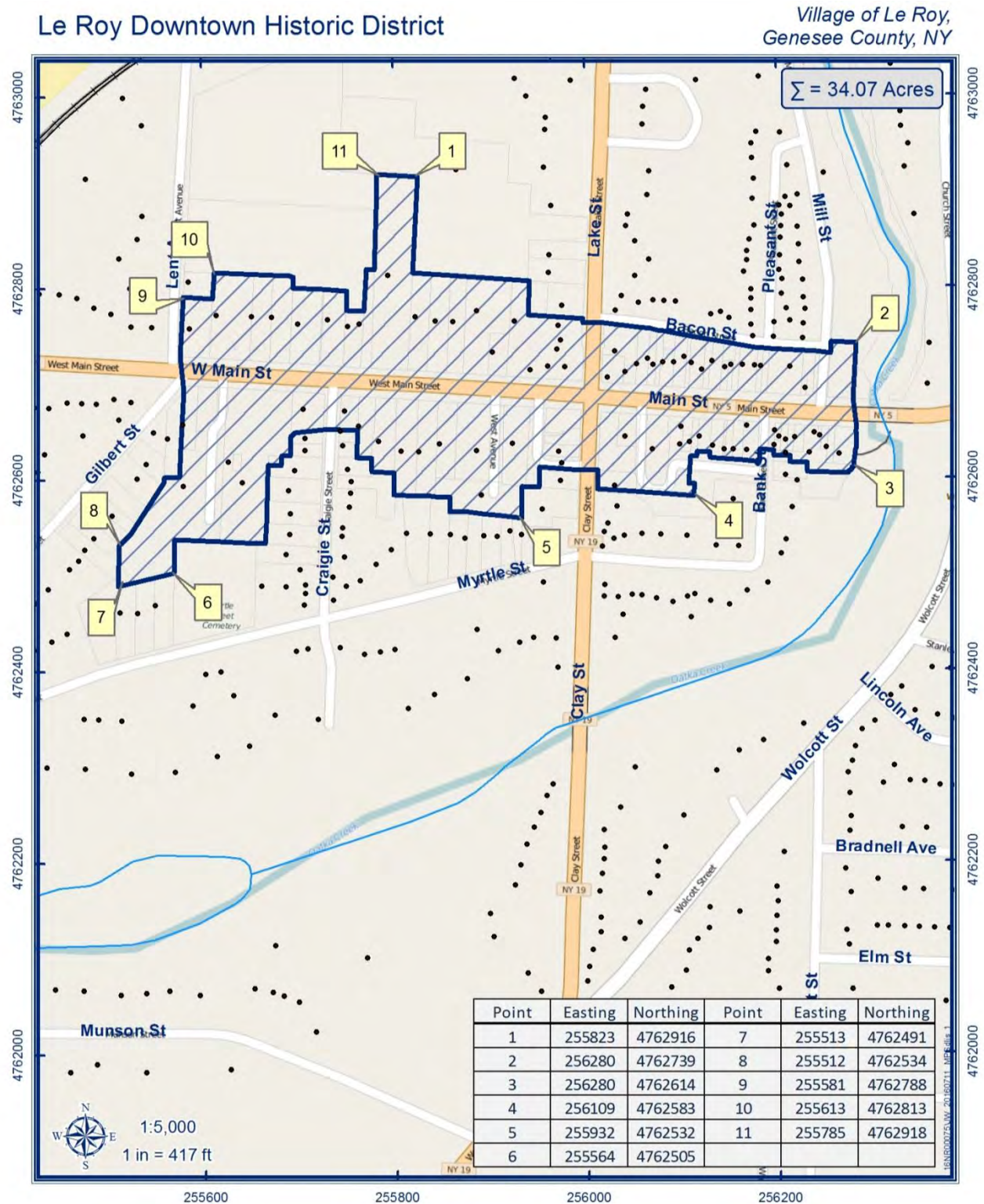
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Le Roy Downtown Historic District

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



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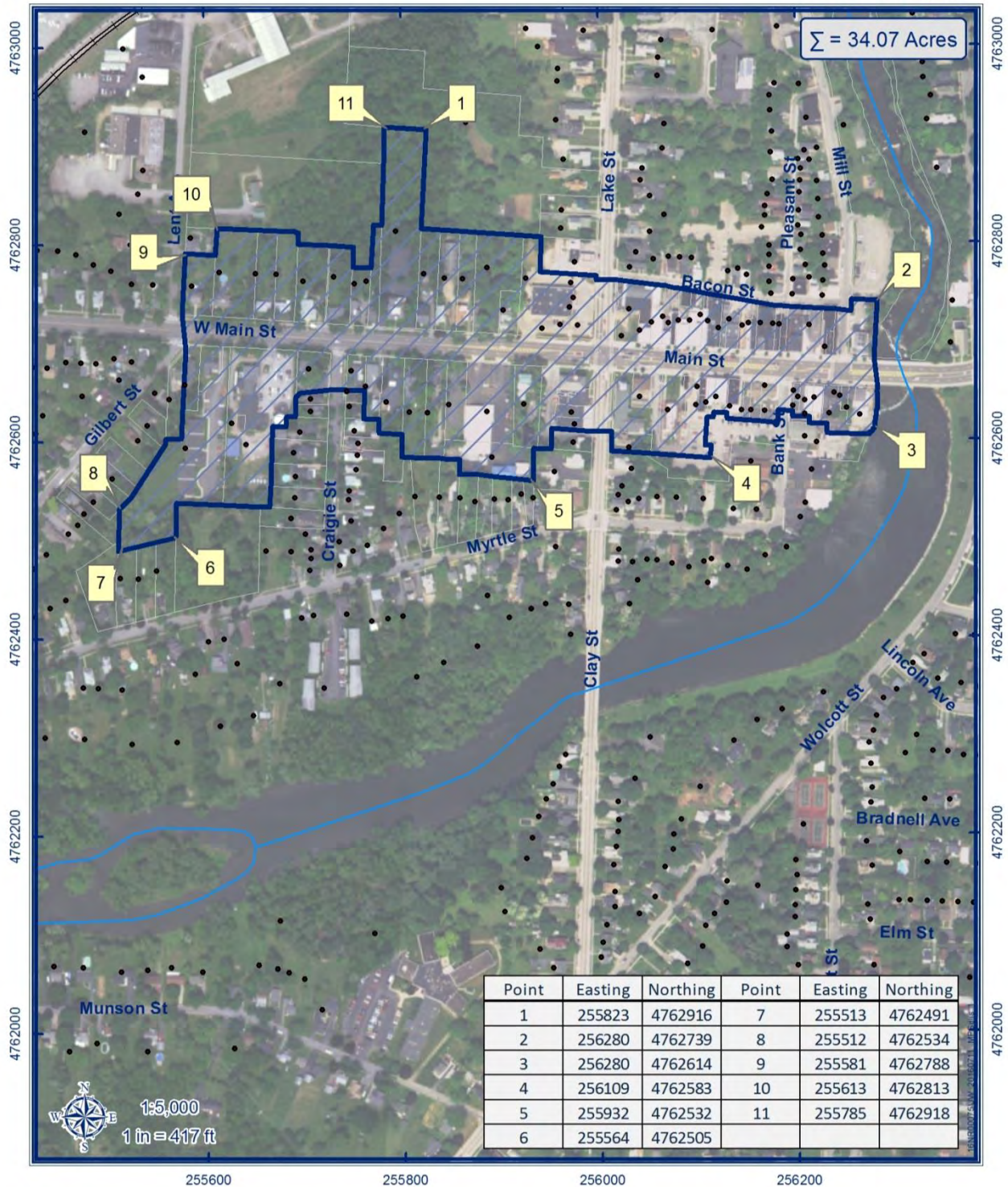
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Le Roy Downtown Historic District

Name of Property
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Le Roy Downtown Historic District

Village of Le Roy,
Genesee County, NY



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



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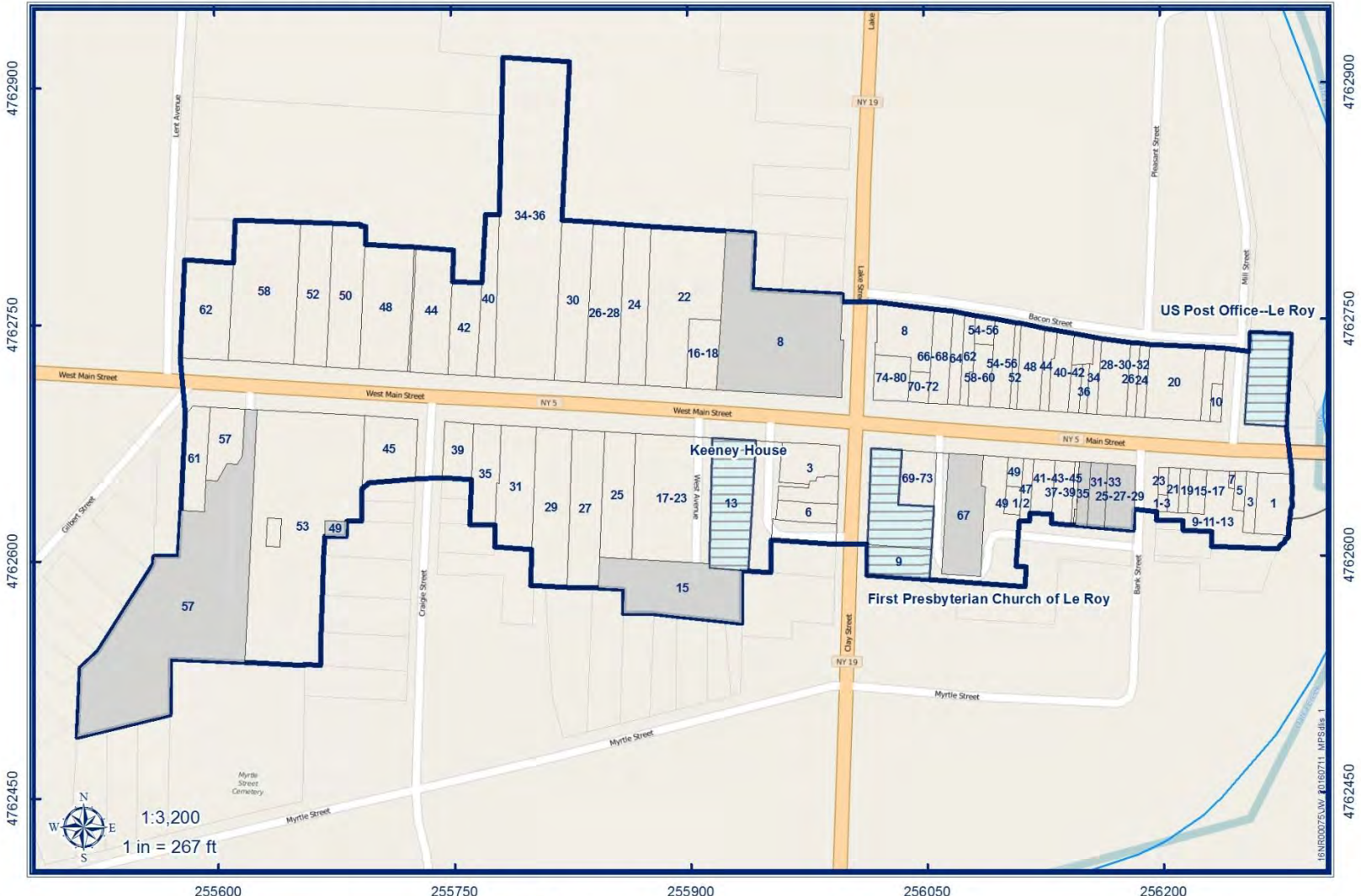
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Le Roy Downtown Historic District
Name of Property
Genesee County, New York
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Village of Le Roy,
Genesee County, NY

Le Roy Downtown Historic District



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



- Contributing
- Non-Contributing



Individually Listed



NEW YORK
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and Historic Preservation

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National Park Service

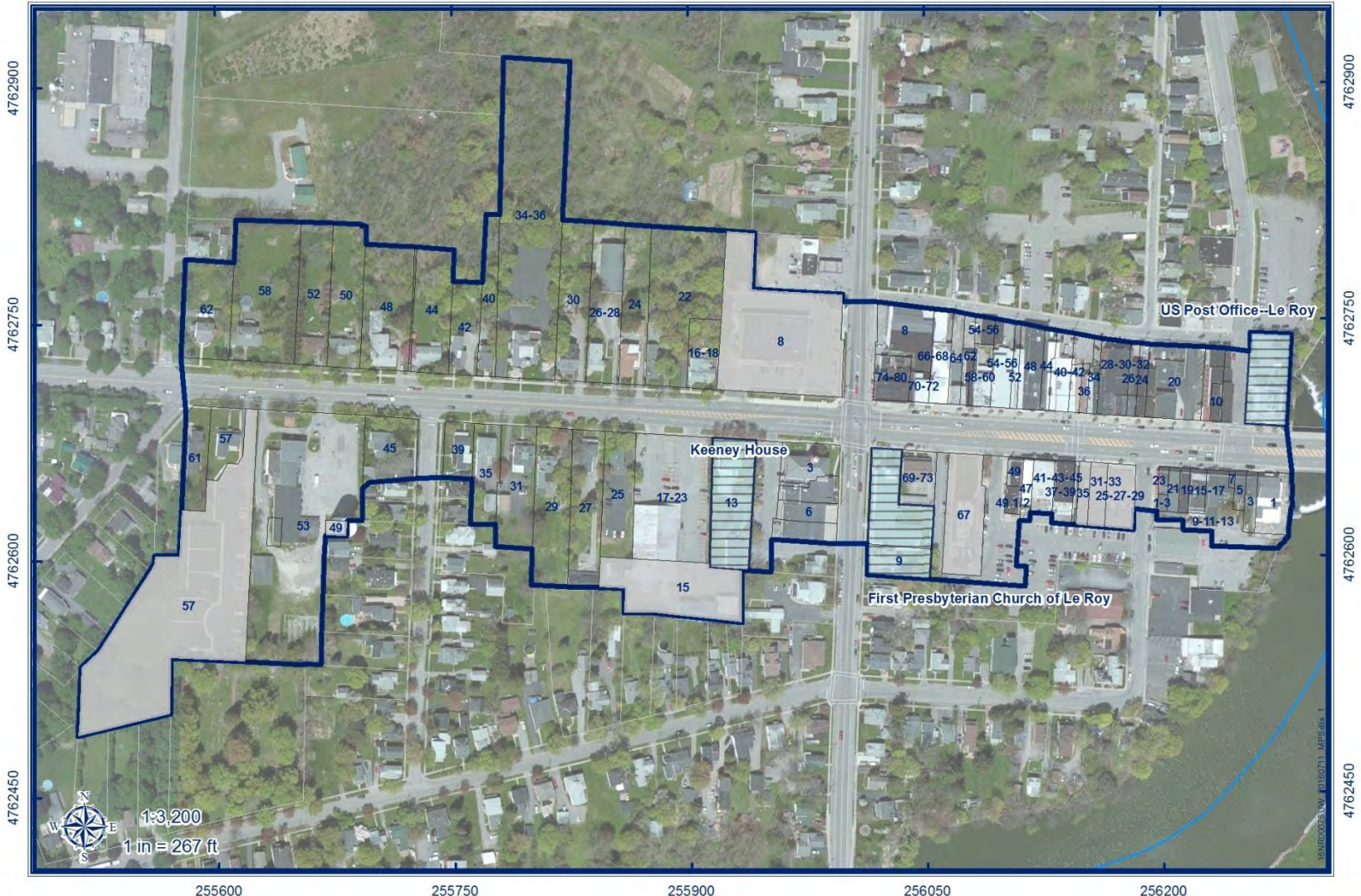
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Le Roy Downtown Historic District
Name of Property
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Village of Le Roy,
Genesee County, NY

Le Roy Downtown Historic District



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



- Contributing
- Non-Contributing



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Additional Information

Photo Log:

List of Photographs

Name of Property: LeRoy Downtown Historic District
City or Vicinity: LeRoy
County: Genesee
State: NY
Name of Photographer: Derek King
Date of Photographs: 9/14/16 & 11/23/16
Number of Photographs: 15

NY_Genesee County_ LeRoy Downtown Historic District_0001
Main Street near Oatka Creek, showing Eagle Hotel, camera facing SE

NY_Genesee County_ LeRoy Downtown Historic District_0002
Main Street near Oatka Creek, showing LeRoy Post Office (NR88002342), camera facing NW

NY_Genesee County_ LeRoy Downtown Historic District_0003
Mid-Main Street, camera facing NW

NY_Genesee County_ LeRoy Downtown Historic District_0004
Mid-Main Street, camera facing SE

NY_Genesee County_ LeRoy Downtown Historic District_0005
Western edge of Main Street, camera facing NE

NY_Genesee County_ LeRoy Downtown Historic District_0006
Intersection of Main, West Main, Clay, and Lake Streets, showing Village Hall and First Presbyterian Church (NR 14000577), camera facing SE

NY_Genesee County_ LeRoy Downtown Historic District_0007
West Main Street, camera facing NW

NY_Genesee County_ LeRoy Downtown Historic District_0008
West Main Street, showing Oatka Hose Club house and Morgan House, camera facing NW

NY_Genesee County_ LeRoy Downtown Historic District_0009
West Main Street, camera facing S

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NY_Genesee County_ LeRoy Downtown Historic District_0010
West Main Street, showing American Legion, camera facing SE

NY_Genesee County_ LeRoy Downtown Historic District_0011
West Main Street, camera facing N

NY_Genesee County_ LeRoy Downtown Historic District_0012
West Main Street, camera facing NW

NY_Genesee County_ LeRoy Downtown Historic District_0013
West Main Street, Camera facing SE

NY_Genesee County_ LeRoy Downtown Historic District_0014
West Main Street, Camera Facing SW

NY_Genesee County_ LeRoy Downtown Historic District_0015
West Main Street, showing former Acme Grocery, Camera Facing SW

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Le Roy Downtown Historic District

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Historic Photos and Maps:



The State of New York, Compiled from the most Authentic Information (1796)

Map of Western New York in 1796 with Le Roy's future location marked with an Arrow. The map reflects the early history of Western New York prior to significant settlement and before the Triangle Tract had been purchased.

Source: The New York Public Library Digital Collections

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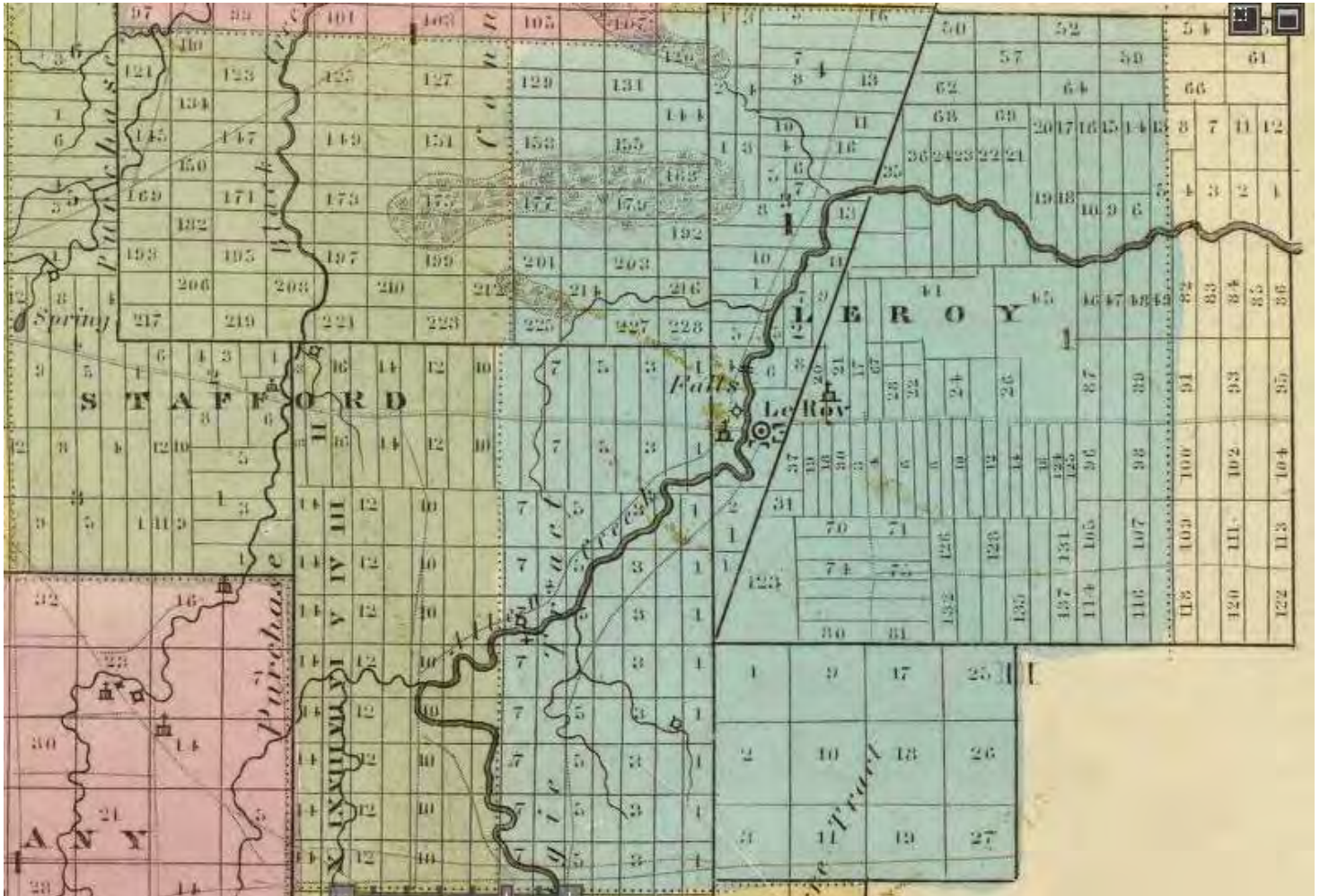
Le Roy Downtown Historic District

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Map of Genesee County (1829)

Map of Le Roy, New York and surrounding townships. At the center of the image the village of Le Roy is clearly visible, sitting astride the Oatka Creek. The map also features lots and tract divisions in the township.

Source: David Rumsey Map Collection

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Le Roy Downtown Historic District

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Map of Genesee, Orleans, and Monroe Counties (1858)

Map depicts three counties in Western New York as well and the increasingly dense network of railroads that crisscross the area.

Le Roy is marked with a red arrow.

Source: New York Public Library Digital Collections

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

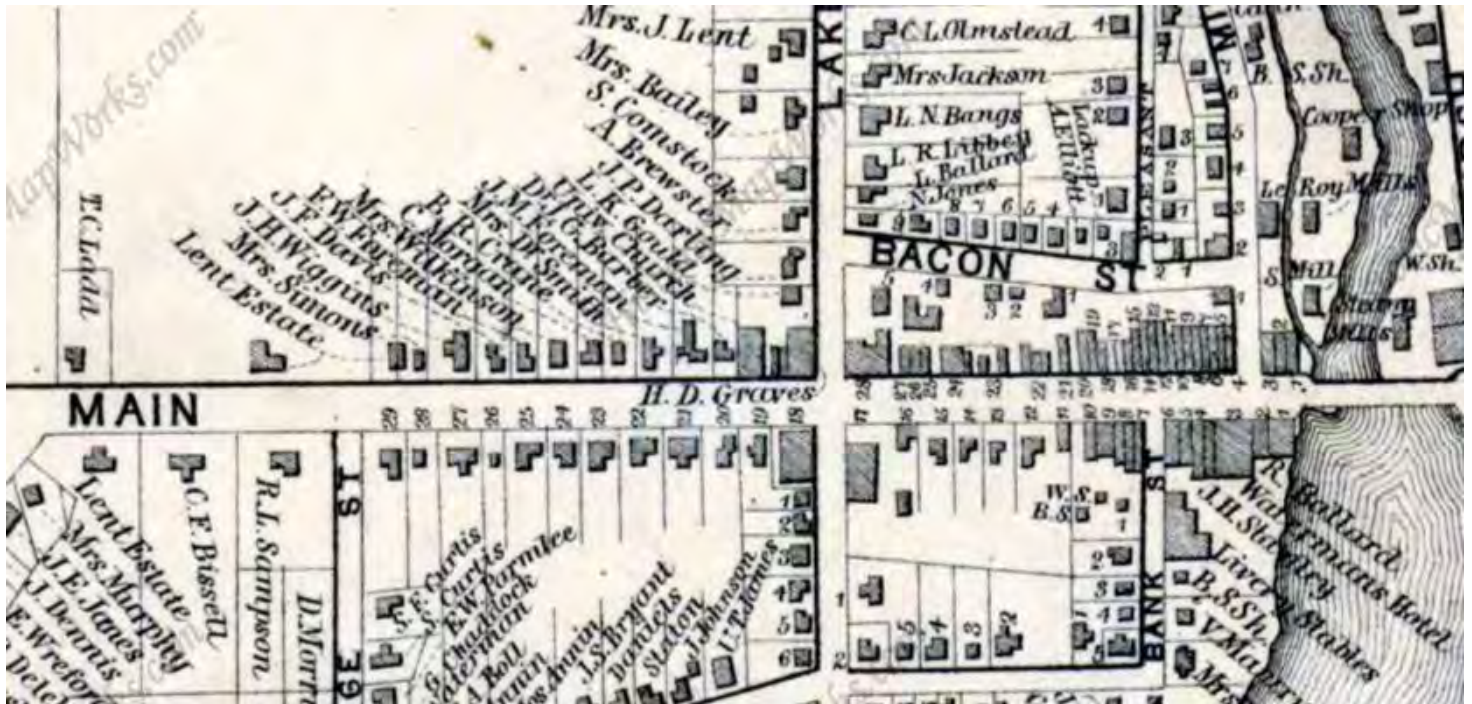
Section 11 Page 13

Le Roy Downtown Historic District

Name of Property

Genesee County , New York

County and State



Detail, Atlas Map of the Village of Le Roy (1866)

Note that as early as the 1860s, the area on Main Street reflected an architectural character comparable to the present conditions, with commercial buildings located towards the eastern end closest to the creek, and residential properties to the west. Many of the earliest commercial buildings were likely wood frame, replacement by some of the more permanent masonry Italianate commercial buildings of the 1870s and 80s.

Source: Historic Map Works

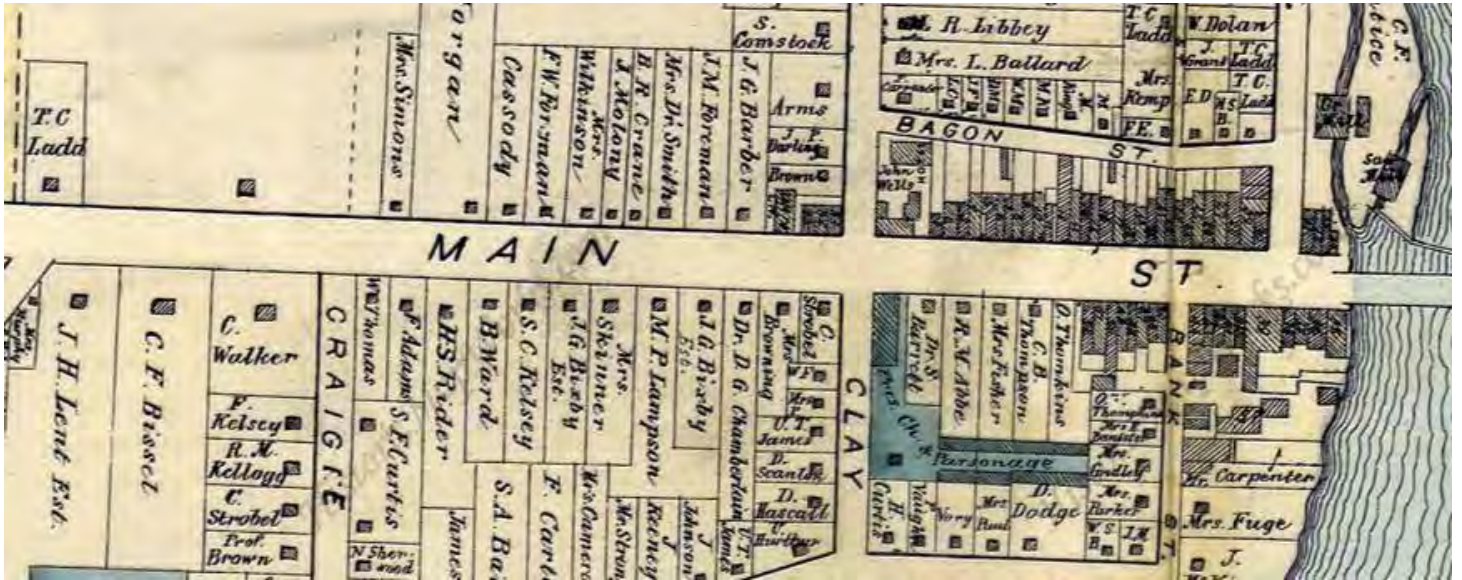
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 14

Le Roy Downtown Historic District

Name of Property
Genesee County, New York
County and State



Detail, Atlas Map of the Village of Le Roy (1876)

Source: Historic Map Works

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

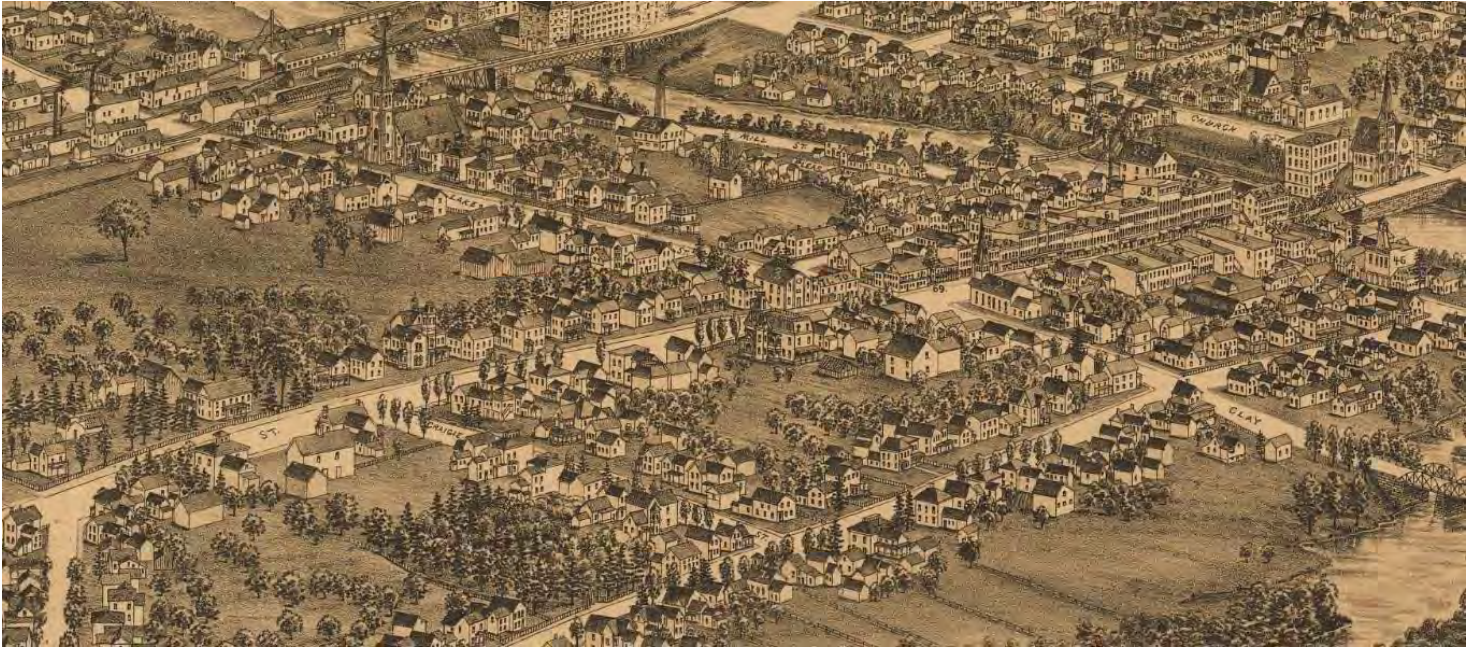
Section 11 Page 15

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

County and State



Detail, Aerial View of Le Roy (1892)

This aerial view depicts the architectural character that is still reflected along Main Street today, with a cluster of commercial buildings toward the eastern end, closest to Oatka Creek, and residential development further west.

Source: Library of Congress

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 17

Le Roy Downtown Historic District

Name of Property
Genesee County, New York
County and State



View showing dam and Le Roy Roller Flour Mill on west bank of Oatka Creek (ca. 1860s)

This early view shows some of the early character of the eastern end of the historic district in the nineteenth century. The mills, once a leading source of economic prosperity for Le Roy, were demolished in the mid twentieth century.

Source: <http://www.rootsweb.ancestry.com/~nycleroy/photosLeroy.htm>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 18

Le Roy Downtown Historic District

Name of Property
Genesee County, New York
County and State



“Residence of H.S. Rider” (1876)
Extant, at 35 West Main Street

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

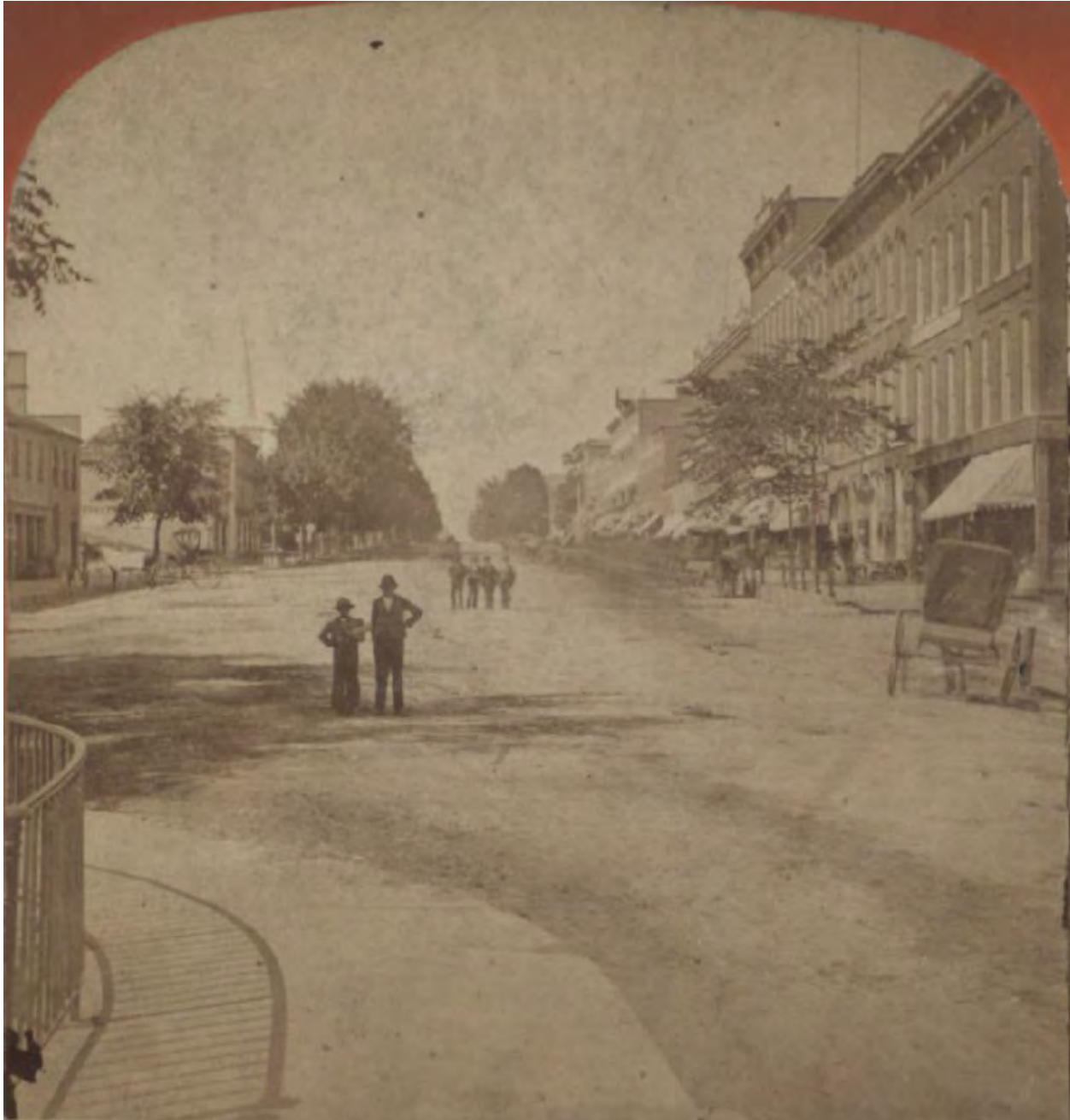
Section 11 Page 19

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

County and State



Looking west on Main Street the Main Street bridge, showing eastern end of district (undated, ca. 1891)

Source: New York Public Library Digital Collections

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

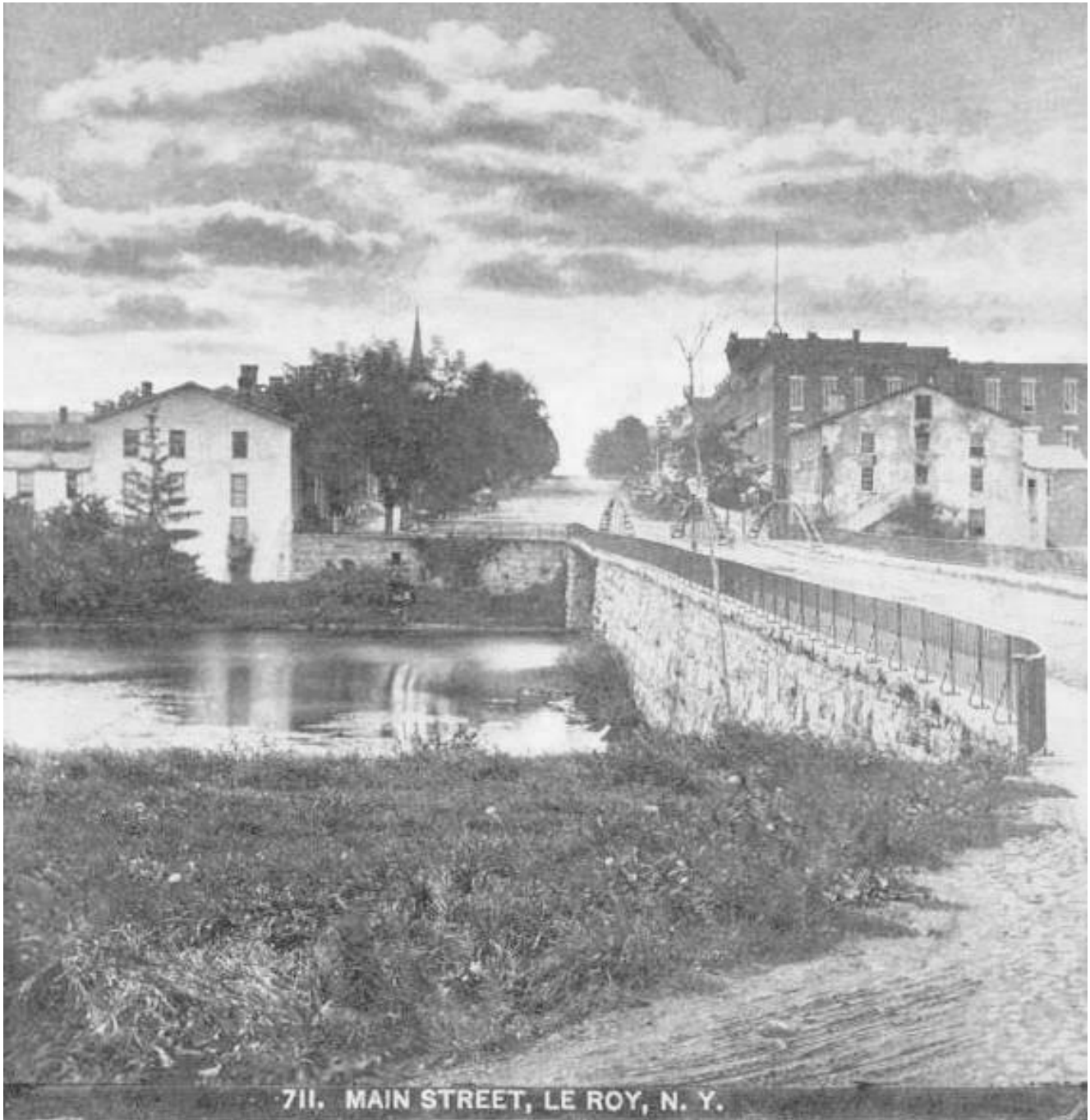
Section 11 Page 20

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

County and State



Looking west on Main Street from Oatka Creek, showing eastern end of district (ca. late 1800s/pre-1908)

Note the Whipple truss bridge crossing the creek, which was replaced ca. 1908.

Source: <http://www.rootsweb.ancestry.com/~nycleroy/photosLeroy.htm>

United States Department of the Interior
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Continuation Sheet

Section 11 Page 21

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

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Looking west on Main Street from Oatka Creek, showing eastern end of district (ca. 1900/pre-1908)
Another view of the eastern portion of the commercial area along Main Street, dating sometime before ca. 1908.

Source: Town of Le Roy website

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 22

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

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Postcard, "Main Street, looking West, Le Roy, NY" (ca. 1913)

Source: <http://www.rootsweb.ancestry.com/~nycleroy/photosLeroy.htm>

United States Department of the Interior
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National Register of Historic Places
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Le Roy Downtown Historic District

Name of Property

Genesee County, New York

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Col. John H. Lent House (ca. 1811, photo early twentieth century)

Photo showing the earliest constructed building in the nominated district, once used as a tavern by Colonel John Lent. Extant at 48 West Main Street.

Source: Lynne Belluscio, Images of America: Le Roy.

United States Department of the Interior
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Continuation Sheet

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Le Roy Downtown Historic District

Name of Property

Genesee County, New York

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North Side of Main Street (1940)

Showing Bank of Le Roy building, Washington Block, and Upham Block.

Le Roy in 1940, Local History Files, Le Roy Historical Society, 6.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 25

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

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South side of Main Street, looking east (1940)

Eagle Hotel at left.

Le Roy in 1940, Local History Files, Le Roy Historical Society, 6.

United States Department of the Interior
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Continuation Sheet

Section 11 Page 26

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

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South Side of Main Street, looking east (1940)
Showing limestone Bank of Le Roy building at right.
Le Roy in 1940, Local History Files, Le Roy Historical Society, 5.

United States Department of the Interior
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Continuation Sheet

Section 11 Page 27

Le Roy Downtown Historic District

Name of Property
Genesee County, New York
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Main Street, north side looking east (1940)

Theater can be seen in far right, with many of these buildings demolished and replaced by 1950s.
Le Roy in 1940, Local History Files, Le Roy Historical Society, 5.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section 11 Page 28

Le Roy Downtown Historic District

Name of Property
Genesee County, New York
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Interior and Exterior of Veitel Hosiery at 28 West Main Street (1940)
Le Roy in 1940, Local History Files, Le Roy Historical Society, 117.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 29

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

County and State



Residence at 29 West Main Street (1940)

Le Roy in 1940, Local History Files, Le Roy Historical Society, 132.

United States Department of the Interior
National Park Service

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Continuation Sheet

Section 11 Page 30

Le Roy Downtown Historic District

Name of Property
Genesee County, New York
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House at 27 West Main Street (1940)

Le Roy in 1940, Local History Files, Le Roy Historical Society, 131.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section 11 Page 31

Le Roy Downtown Historic District

Name of Property
Genesee County, New York
County and State



Residence at 25 West Main Street (1940)

Le Roy in 1940, Local History Files, Le Roy Historical Society, 130.

United States Department of the Interior
National Park Service

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Continuation Sheet

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Le Roy Downtown Historic District

Name of Property

Genesee County , New York

County and State



Building at 53 West Main Street (1940)

Le Roy in 1940, Local History Files, Le Roy Historical Society, 117.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

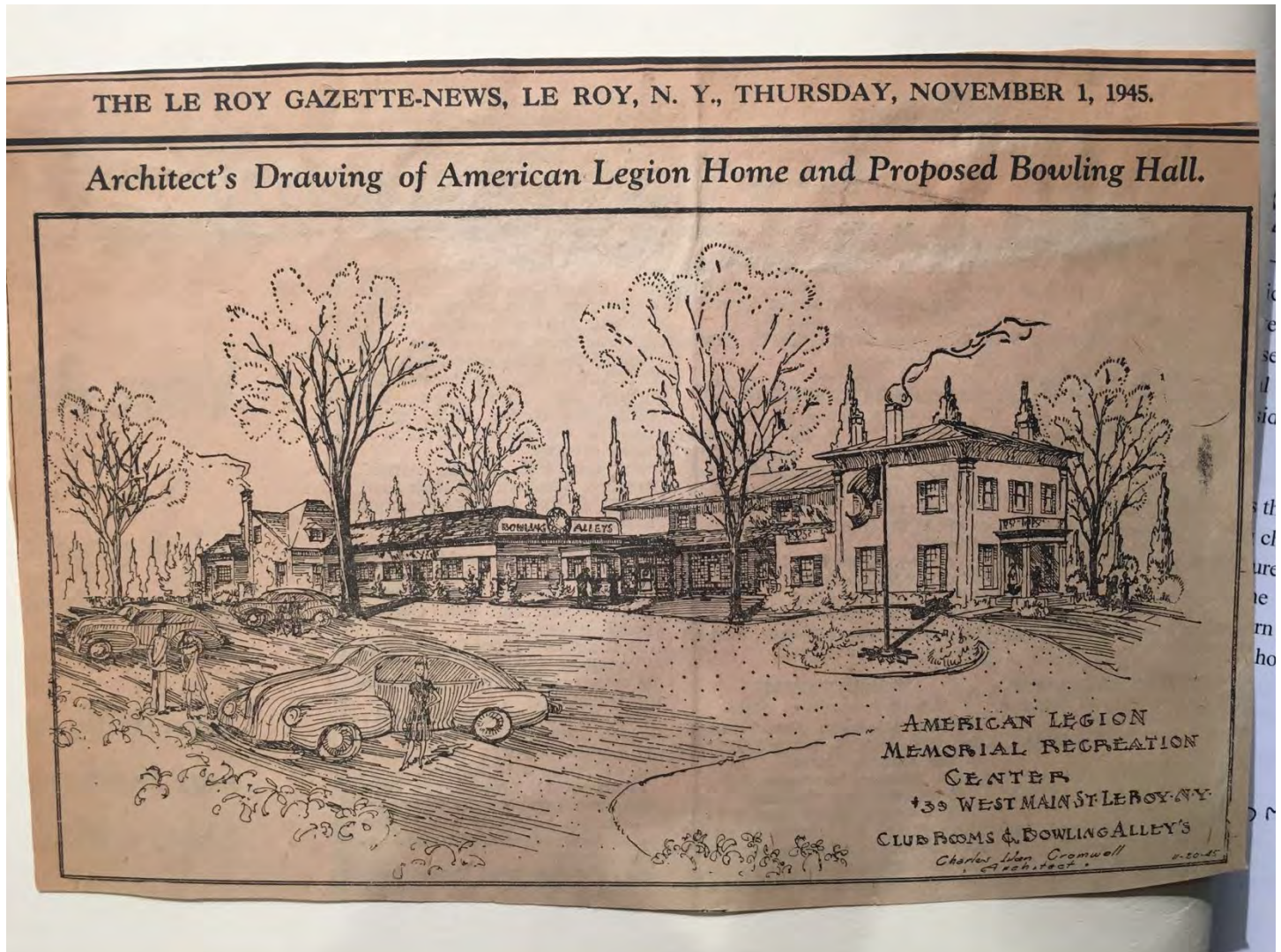
Section 11 Page 33

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

County and State



Proposed drawing of bowling alley addition to 53 West Main Street (1945)

United States Department of the Interior
National Park Service

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Continuation Sheet

Section 11 Page 34

Le Roy Downtown Historic District

Name of Property

Genesee County, New York

County and State



Acme Grocery (ca. 1980)

Shown prior to entrance enclosure, and demonstrating original full-height ceilings.

Historic Resource Inventory Form, Le Roy History Files, Le Roy Historical Society.



ONLY

100 SOUTH STREET



P

SMOKIN' EAGLE BBQ & BREW

FLT

THE FINEST
DINER
STYLE COOKING & CATERING

15













NO PARKING
ANY TIME

28







AMERICAN LEGION
POST 57

NO
STANDING
VEHICLE
OR
TRAILER

MARK
RANKENHOFFER









ROYLAN
LAW OFFICE



meat frozen

Save
A Lot

dairy produce

Multi-LOWER PRICES
HOLIDAY BAKING ESSENTIALS

Multi-LOWER PRICES
Save A Lot

ATM
INSIDE

Multi-LOWER PRICES
Save A Lot

Multi-LOWER PRICES
Save A Lot

2/\$1

Save A Lot
BANANAS
29¢

99¢

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/16/2016 Date of Pending List: Date of 16th Day: Date of 45th Day: 1/31/2017 Date of Weekly List: 2/9/2017

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 1/31/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Parks, Recreation and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

July 22, 2016

Mr. Daniel B. Delahaye
Federal Preservation Officer
475 L'Enfant Plaza SW
Room 6670
Washington, DC 20260-1862

Re: Le Roy Downtown Historic District
2 Main Street
LeRoy, NY 14482
Genesee County

Dear Mr. Delahaye:

We are pleased to inform you that property, noted above, is included in an historic district that will be considered by the New York State Board for Historic Preservation at its next meeting, **September 22, 2016**, for nomination to the National and State Registers of Historic Places. These registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, and culture. Listing in the registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal and/or state tax credits and renders properties owned by non-profits or municipalities eligible for state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. If a *majority* of the private property owners in the district object to the listing via the process noted below, it will prevent the district from being listed. Objections are only counted against the listing of the district as a whole. If a majority does not object, no single property owner in the district can exempt himself or herself from the listing via an objection. Each private property owner has one vote, regardless of how many properties or what portion of a single property that party owns.

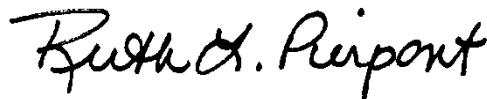
If a property owner wishes to object to the proposed district, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National Register listing. Objections must be submitted before the district is listed.

If a district cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow owners to prevent listing in the State Register by means of objection.

If you wish to comment on whether or not the district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by **September 21, 2016**, in order to be considered by the State Board for Historic Preservation when it reviews this district.

A draft copy of the proposed nomination will be posted on our web site (www.nysparks.com/shpo) approximately thirty days prior to the board meeting. For more information, contact Jennifer Walkowski, Division for Historic Preservation, Peebles Island State Park, P.O. Box 189, Waterford, New York 12188, (518) 268-2137.

Sincerely,



Ruth L. Pierpont
Deputy Commissioner for Historic
Preservation

Enclosure: Fact Sheet
Criteria for Evaluation



Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places? The State and National Registers are the official lists of properties significant in history, architecture, engineering, landscape design, archeology, and culture. Properties may be significant in local, state and/or national contexts. More than 120,000 properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers? The registers recognize all aspects of New York's diverse history and culture. Eligible properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and they must be intact enough to illustrate their association with that theme. Properties must usually be more than 50 years of age to be considered for listing.

What are the benefits of being listed on the registers? The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is significant to the nation, the state, or the local community.
- Eligibility to apply for the state homeowner tax credit and/or the state and federal commercial historic rehabilitation tax credits.
- Eligibility (not-for-profit organizations and municipalities only) to apply for New York State historic preservation grants. Other grants, also requiring listing, may be available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid, minimize, or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property? If you are not using *federal or state funds* to complete your project (e.g. a grant or tax credit, CD funds, a Main Street Grant) and you do not require a *state or federal permit* to undertake it (e.g. DEC permit) , you are free to remodel, alter, paint, manage, subdivide, sell, or even demolish a National or State Register listed property (as long as you comply with local zoning). If state or federal funds are used or if a state or federal permit is required, proposed alterations may be reviewed by SHPO staff if the property is either listed or determined eligible for listing.

What kinds of properties can be included in the registers? Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts, including groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects, such as fountains and monuments.

What is a historic district? A historic district is a group of buildings, structures, and sites that are significant for their historical and physical relationships to each other. Properties in districts are not usually significant individually but gain meaning from their proximity and association with each other. A district may include any number of properties.

What is the process for listing a property on the registers? To begin, an application must be submitted to the State Historic Preservation Office (SHPO) for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property's setting and physical characteristics, documents its history, conveys its significance in terms of its historic context, and demonstrates how it meets the register criteria. The New York State Board for Historic Preservation reviews completed nominations. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers? Yes. Private property owners may object to National Register listing. If the property has *one owner*, that owner's objection will prevent the listing. If the property has *multiple owners*, the *majority* of the owners must object in order to prevent listing. For properties with multiple owners, such as districts, objections only count toward the listing of the district as a whole. No one owner can exempt himself or herself from listing in a district by means of an objection. Although the State Register does not recognize owner objections, it is the policy of the SHPO to avoid listings with significant objections and to work with nomination sponsors and communities to provide information and education about the registers program.

How long does it take to get a property listed? The length of time required for the preparation and review of an individual nomination is typically six to twelve months, depending on the quality of the application and staff workloads. Historic districts generally require at least a year to account for their greater complexity and the additional need for public comment.

How do the State and National Registers differ from local landmark designation? State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local landmark ordinances that establish commissions with the authority to review proposed work on locally designated properties. These commissions are established and operated independently from the State and National Registers, which do not regulate the actions of private property owners unless state or federal funds are used or a state or federal permit is required. National Register listing does not automatically lead to local landmark designation, and local districts often differ from those listed on the registers.

Must owners of listed buildings open their buildings to the public? No. There is absolutely no requirement to open register-listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes? Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning? No. Listing has no direct bearing on any of these local actions.

How can an owner get a State and National Registers plaque to display on his or her building? Although the SHPO does not provide plaques, a list of manufacturers is available upon request.

How does listing protect a building and its surroundings? The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers? Contact the Division for Historic Preservation at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nr/.

09/14



National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

Sponsored by the Le Roy Business Council



LE ROY DOWNTOWN HISTORIC DISTRICT
National Register Historic District Proposal
Community Informational Meeting

You Are Invited!

Bring your questions to a community meeting to discuss the proposal to create a State and National Register Historic District along Main Street and West Main Street in the Village of Le Roy.

Who Should Attend?

Property owners, realtors, contractors, business and community leaders, and those who would like to learn about new opportunities provided by National Register listing. For additional information about the benefits of owning a contributing property in a National Register historic district, visit <http://nysparks.com/shpo/tax-credit-programs/>.

When?

Tuesday, August 23rd, 2016
6:00 pm – 7:30 pm

Where?

Le Roy Village and Town Hall
Located at 3 West Main Street, Le Roy, NY
Meet in the Board Room

Local Information Contact:

Derek King, Principal, Architectural Historian
Preservation Studios, LLC

716-725-6410 derekking@preservationstudios.com

Le Roy Downtown Historic District

Village of Le Roy,
Genesee County, NY



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



- LeRoy HD
- Contributing
- Individually Listed
- Non-Contributing



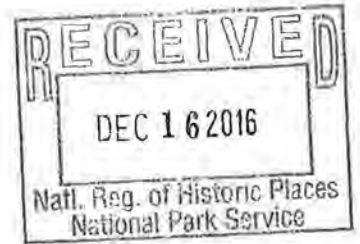
New York State Office of Parks, Recreation and Historic Preservation
 Division for Historic Preservation, Peeples Island, PO Box 189, Waterford, New York 12188-0189
 ● 518-237-8643 ● www.nysparks.com ●



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



9 December 2016

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

Re: National Register Nomination

Dear Ms. Abernathy:

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

LeRoy Downtown Historic District, Genesee County
John Green House, Rockland County
St. John's Episcopal Church, Westchester County
Jewell Family Homestead, Chenango County
Blauvelt-Cropsey Farm, Rockland County
Cornwallville Cemetery, Greene County

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

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office