



541

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Lapham, Ambrose S., House

other names/site number _____

2. Location

street & number 352 West Jackson Street

N/A	not for publication
N/A	vicinity

city or town Palmyra

state New York code NY county Wayne code 117 zip code 14522

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 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 at the following level(s) of significance:

national statewide local

Ruth A. Purpoint DSAPPO 6/26/14
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government _____

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

Signature of commenting official _____ Date _____

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

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:) _____

Joe Colson Jr. Beall 9.3.14
Signature of the Keeper Date of Action

Lapham, Ambrose S., House
Name of Property

Wayne County, NY
County and State

5. Classification

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

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

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

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

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

Contributing	Noncontributing	
2	0	buildings
0	0	sites
1	1	structures
4	0	objects
7	1	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/residence

DOMESTIC/residence

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Italianate

foundation: stone, masonry

walls: brick

roof: bitumen

other: _____

Narrative Description

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

Lapham, Ambrose S., House
Name of Property

Wayne County, NY
County and State

Summary Paragraph

Built ca. 1869, the Ambrose Lapham House is a large two-story brick house, located on West Jackson Street, just west of the Wayne County Agricultural fairgrounds in the southwest section of the village of Palmyra. The house faces north and consists of a main block, with a smaller two-story attached block on the south (rear) of the building. Built in the Italianate style, it features a low hipped overhanging roof with decorative wood brackets and panels in the eaves. A wooden cupola is centered on the roof of the main block. Fenestration is regular with narrow, four-over-four double-hung windows set into arched openings. Segmented stone lintels and narrow stone sills highlight the windows, except for the rear block section where the sills and lintels are of plain rectangular stone. The main entrance in the north elevation is surrounded by a single height porch and enters into a small vestibule. Both doors in the exterior and vestibule are double wood frames with large glass insets. A secondary entrance is on the east side of the house through an enclosed porch. Another entrance was added to the rear of the building in the early twentieth century and a fire escape added in the mid twentieth century when the rear block was converted into two apartments. The interior of the house contains numerous period features, which include original marble and granite fireplaces, wooden floors, a main staircase, doors, and moldings. To the south of the house is a late nineteenth century wood-framed barn with its historic cupola, doors and horse stalls. The property also contains a contributing rustic late nineteenth century gazebo in the northwest portion of the property and four extant historic brick piers along the property line on West Jackson Street. An in-ground pool is southwest of the house and west of the barn and is non-contributing due to age (ca. 1990).

Narrative Description

Situated on the banks of the historic Erie Canal, the village of Palmyra is twenty miles southeast of Rochester, New York and twenty miles south of Lake Ontario in the southwest portion of Wayne County. The Lapham House is located on its original site in the village on the south side of West Jackson Street, east of Stafford Street. The property consists of the remaining 1.79 acres of the original 17-acre parcel that Ambrose Lapham purchased in 1869 from Colonel Clinton D. MacDougall for \$506.48. The house sits on a deep rectangular lot. It is set back, but still highly visible, from the street. Although the house is near a historic district (Palmyra Village Historic District, NR listed 2009), the property is not contiguous with the district boundary. The neighboring streets include a scattering of several other nineteenth century homes and mid to late twentieth century residences. The Lapham House is the largest, most prominent house west of the county fairgrounds on a property that includes a late nineteenth century carriage house and gazebo, both contributing. A one-half acre yard is in front of the house, bisected by a brick paved walk that extends from the West Jackson Street sidewalk to the front steps. A front porch shelters the main entrance of the house. Brick and cement square posts originally highlighted the property lines, the front sidewalk and the driveway and four remain along Jackson Street on either side of the driveway.

Built around 1869 in the Italianate fashion, the house is a two and one-half story brick building with a symmetrical façade and an ashlar stone foundation with tooled stonework at the corners. The foundation is capped by a stone water table. The house has a low hipped roof with overhanging eaves, under which are paired decorative brackets. Seven pairs of brackets are on the north and south elevations and nine pairs are on the east and west sides of the house. The undersides of the eaves are

Lapham, Ambrose S., House

Name of Property

Wayne County, NY

County and State

decorated with wood panels between the paired brackets. On top of the house is a large cupola, which originally had a decorative wood finial, recently removed due to deterioration. The entire roof is currently protected by a bitumen covering.

The façade (north elevation) contains a centrally placed formal entrance with an original set of paired wood doors with beveled glass that enters into a small vestibule with another set of double doors. A decorative rectangular transom is above the inner set of doors, while the outer door transom is plain. The entrance has a single height porch that has a flat roof supported by two square chamfered columns and decorative bracket work at the corners. Two of the column supports and the steps have been replaced in-kind, due to deterioration. The façade has four, four-over-four double-hung windows symmetrically placed: two on the first story and two directly above. Windows are narrow and are eight-feet tall and four-feet wide. A window above the porch is narrower (two-feet wide). The first floor windows feature round segmented arches with a central keystone of cast stone and large stone sills. The second floor windows have similar segmented keystone arches. The lower front windows are bracketed with shallow cast iron balconettes. A small oval metal plaque is near the lower east corner of the house and lists date of construction as circa 1869.

On the west side, the fenestration mirrors that of the façade and the recessed rear block of the house is clearly visible. Windows in the rear block are evenly spaced and have plain stone lintels and stone sills as opposed to the decorative lintels on the rest of the elevation. Most of the windows on the west elevation are four-over-four double-hung sash, except for the second floor of the rear block, where they are two-over-two. Small, evenly spaced windows can be seen in the foundation. A bulkhead door in the main block covers an outside entrance to the basement. The house has a full basement with a cement floor, parged walls and a large stone cistern near the south end. For the entire foundation, the basement windows are fixed sash with iron security bars.

The east elevation continues the fenestration seen in the rest of the house. A single height, three-window projecting bay has the same decorative detailing as the façade and is flanked by one window on the north and one window on the south. The east elevation also includes a first floor wood and glass enclosed porch, extending from the exterior wall of the rear block to the edge of the main block. The porch wall has bracketing and paneling reflective of the detail on the roof and is probably later than the initial construction, but still late-nineteenth century. The entrance to the enclosed porch has brick steps and a small landing, which used to hold a hitching post for horses. Its height made it possible to easily exit from a carriage. Windows in this recessed portion are smaller and have plain stone sills and lintels. Windows in the first floor are four-over-four sash and two-over-two in the second story. As in the rest of the house, the windows are evenly spaced. There is also a door into the main block of the house through the porch (south side of the main block) with a four-over-four double-hung window above.

The rear of the house (south elevation), shows a few early to mid-twentieth century changes when the rear block interior was converted to apartment space. The first story has a small projecting entrance on the west end that has a shed roof with an overhang, mimicking the main roof. Windows on either side of the door have brick arched lintels and the door has a cast concrete lintel. An enclosed staircase is to the east of the first floor entrance. It is wood with open risers and the enclosure is of novelty "shiplap" siding and vertical battens. The stairs end at a centrally located opening that was originally a window but is

Lapham, Ambrose S., House

Name of Property

Wayne County, NY

County and State

now a door. Although the apartments are closed off from the rest of the house, the space retains its historic configuration and some period finishes. The lower apartment was originally the kitchen and informal dining area in the 1869 Lapham House and still features original built-in cupboards with decorative stained glass. Both apartments have the original wood floors, doors, windows and moldings.

As previously stated, the formal entrance to the main house is through a double set of beveled front doors in the north elevation. The doors open into a wide center hall with the original main stair, parquet floors and an early twentieth century electric light fixture. The original wood of the stair risers is extant underneath non-historic carpeting. The stair features a curved black walnut railing, a heavy turned newel post and narrow turned balusters. To the right (west) of the stair case is the parlor, the largest and most formal room in the main house. The room has eleven-foot-high ceilings that accentuate the size of the room. There are three large windows, with arched, wide window moldings. Wide baseboard molding complements the moldings of the two doors that access the room. A gray marble fireplace is the central feature of the room. Its mantel is curved to accentuate the fireplace and a black cast iron fender rests on the marble hearth.

A smaller room south of the parlor room is divided into two smaller rooms, but still retains features similar to the parlor, such as high ceilings, moldings, and arched windows. The space directly south of the parlor is currently used as a study or library and the other part of the room is now a bathroom. Rooms to the left of the central hall include a northeast room that currently serves as the formal dining room for the main house. To the south of the dining room is the room with the bay window. It was repurposed as a kitchen in the late twentieth century and recent renovations uncovered the original windows molding, which are being restored. Rooms on the east side of the hall retain the original wood floors, plaster walls and ceilings, doors and moldings.

An original split or "Dutch" door at the end of the center hall opens into a room currently used as a family room or den but was probably a pantry or a dining room. Original features include a fireplace of brown and black marble. The mantel is black, with curved decorative ends. Rustic wood wall treatment was applied over the wall surfaces in the 1960s, but original built-in cabinets, crown moldings and doors are still visible historic features of the room. Rooms to the south of the den are now part of the first floor apartment and have limited access from the main block of the house access via a locked door to the west of the fireplace. The apartment space uses historic wall divisions to accommodate a kitchen, bathroom and a large room that serves as a bedroom and living area.

The second floor of the main house has four bedrooms, one bathroom, a laundry room and a storage room. The wide, upstairs hallway features a continuation of the stair railing, parquet floors and two, arched narrow windows on the north side (front) of the house. The master bedroom is in the northwest section of the house and features windows on the north and west sides, each with original shutters. A room south of the master bedroom was divided into a full bathroom, a storage room and laundry room. The bathroom has an original arched window with curved moldings. The storage room opens to an enclosed wooden staircase that goes to the unfinished attic and cupola. The cupola interior is finished and serves as a sunroom/sitting area.

Lapham, Ambrose S., House

Name of Property

Wayne County, NY

County and State

The east side of the house has three bedrooms, all with historic windows, floors, doors and moldings. The front and rear bedrooms have two windows. The middle bedroom is smaller, with one window, and overlooks the roof of the first floor bay window. All windows in the bedrooms have interior shutters. Second floor rooms in the rear block have limited access from a secured door. The second floor apartment retains arched windows, historic doors and moldings and is divided into a living room, kitchen, bedroom and bathroom.

Other contributing structures on the property are a rustic gazebo and barn/carriage house, both dating from the late nineteenth century. The barn is directly south of the house at the end of a driveway that extends from West Jackson Street along the east side of the house. It is a two-story, wood frame and clapboard building with a distinctive cupola centered on the cross gabled roof. The building has a stone foundation and features four original horse stalls, two carriage stalls and the original sliding doors. The gazebo is located on the lawn northwest of the house and is constructed in the "picturesque style" of rough-hewn wood. Historic images reveal that the gazebo was original to the property. The entire property is currently lined with mature evergreens of diverse varieties, numbering approximately 40 trees. One side of the front porch of the house has a rhododendron and the front also has ornamental dogwoods and holly bushes. The west side of the house has boxwood and burning bush shrubs. To the west of the carriage house is an in-ground swimming pool constructed in 1990 (non-contributing due to age). Directly behind the property is Claremont Park, a small residential development by Albert Gilley, who purchased the land in 1910.

Lapham, Ambrose S., House
Name of Property

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

Ca. 1869-1919

Significant Dates

1869, 1883, 1911, 1919

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

A. J. Hopkins (architect)

George C. Williams (builder)

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The period reflects the initial construction of the house (ca. 1869) and covers the period of ownership of the Carmen family who most likely had the carriage house built and made the first historic changes to the house (eastside enclosed porch).

Criteria Considerations (explanation, if necessary) N/A

Lapham, Ambrose S., House
Name of Property

Wayne County, NY
County and State

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

Constructed 1869-1870, the Ambrose Lapham House is significant under criterion C as an excellent example of mid to late nineteenth century Italianate style architecture in the village of Palmyra. The building was constructed when the village was flourishing due to economic activity generated by the Erie Canal and the New York Central Railroad. Ambrose Lapham, a Palmyra native who made his fortune in banking in the Detroit area, selected Palmyra as a place to retire, remembering the rural, pastoral landscape of the Finger Lakes. His house was built in the Italianate style, popular in the mid nineteenth century, which reflected his wealth and character and was a style promoted in popular literature as being appropriate for a suburban setting. The house was designed by A. J. Hopkins, an Oswego architect and landscape architect who incorporated many typical Italianate features into the design. His overall plan for the house was two symmetrical blocks, the rear block slightly recessed from the main block. The entire building was of brick, except for the cupola, windows and roof. Following the Italianate style, the house had a low pitched, overhanging roof decorated along the eaves and fascia board with paired brackets and inset wood panels. Hopkins used the window openings to add more detail by making them rounded at the top with cast stone lintels. Where possible, he added more bracketing, especially on porches, most notably the main entrance porch. Other classic Italianate features included double doors and square chamfered columns on the porch. Perhaps as a nod to Andrew Jackson Downing, the grounds included a rustic summer house or gazebo reminiscent of garden elements published in Downing's *Landscape Gardening and Rural Architecture* (1849). After Lapham's death in 1883, the house was sold and much of the original property was sold off. The house retained its suburban character, which was enhanced by its location near the fairgrounds, as well as its large setback and lawns. The house is one of the largest in Palmyra and certainly the largest, most opulent nineteenth-century residence on West Jackson Street and retains a high degree of integrity.

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

Early History of Palmyra

During the period of settlement following the American Revolution, Palmyra was a part of the Phelps and Gorham Purchase of 1788. Oliver Phelps and Nathaniel Gorham purchased approximately 6 million acres, at a cost of about two and one-half cents per acre, which roughly contained all of Western New York and the Finger Lakes region. The specific creation of a Palmyra community resulted from settlers from the Wyoming Valley in Pennsylvania who asked two men to seek out a new place to relocate. John Swift and John Jenkins were charged with the task and visited the Finger Lakes region. Swift had been to the area as a private in General Sullivan's 1779 expedition against the Iroquois and Jenkins had been a surveyor for Phelps and Gorham. After visiting the area, they recommended settlement and Swift moved his family to the region in 1790. The community that developed was known as both Tolland and Swift's Landing. In 1796 the settlement was renamed Palmyra after an ancient city in Syria, supposedly to impress a school teacher and have her

Lapham, Ambrose S., House

Name of Property

Wayne County, NY

County and State

agree to move to the village. The story states that it was believed that the name would appeal to her interest in ancient Syria and demonstrate that the residents had some classical education and historical knowledge of the ancient world.

In 1820, an event took place in Palmyra that significantly altered its history. The village recently incorporated (1819), but even more important was that the Erie Canal was now completed as far west as Palmyra, allowing shipping and travel to begin immediately, which turned the village into a canal port.¹ In 1825 the Erie Canal reached its final completion in Buffalo and as increased trade allowed merchants to prosper, the village developed a commercial center with many stylish homes built on the adjacent streets.¹ Merchants opened businesses that sold significant amounts of agricultural and manufacturing goods, responding to the needs of farmers in the region. The volume of traffic was considerable for the village and as canal traffic boomed, tolls became a meaningful source of wealth. As one historian stated, the canal was one of the best investments made by the state, and Palmyra “saw a constant line of boats pass night and day during the open season.”² Palmyra became the location of a number of well-known businesses, one of the largest being the Garlock Packing Company that produced packing for steam engines, invented by Olin J. Garlock in 1896. By the end of the nineteenth century, Palmyra was a thriving village with a strong economy and a growing population that was connected to cities to the east and west by the canal and, after 1906, by the Syracuse and Eastern Trolley line.

With the canal and railroads, came opportunities for the exchange of new ideas. Soon the region was known for its progressive beliefs, expounded by Frederick Douglass and Susan B. Anthony, both advocates of the abolition of slavery and women’s suffrage. In the period leading up to the Civil War, Palmyra played a role in the Underground Railroad, with several documented safe houses. The Erie Canal provided a pathway for freedom seekers and Palmyra’s central location between Buffalo and Oswego offered a means of travel for those seeking freedom in Canada.

Palmyra was also home to Joseph Smith, the founder of the Church of Jesus Christ of Latter-Day Saints, more commonly known as the Mormons. Smith’s family owned 100 acres of land in the town. In 1823, Smith announced that he was visited by the Angel Moroni and told of golden tablets buried on the hill known as Hill Cumorah. Smith translated the tablets and in 1829, E.B. Grandin published the first *Book of Mormon* in the village of Palmyra. The shop was listed in the National Register of Historic Places as part of the village historic district and is still a site visited by tourists and believers of the faith. In addition to the Mormon church, Palmyra is known for having four churches of different Protestant faiths on each of the four corners of the main intersection of the village.

The Lapham House

By the time Ambrose Spencer Lapham (1814-1883) moved to Palmyra, the village had a population of 2,310 and was noted for having five churches, a union free school for 500 students and several manufacturers.² In 1869 Lapham moved from Plymouth, Michigan, where he had been in the banking business with his brother. The Lapham brothers were

¹Several of these early buildings still exist and are part of the Palmyra Village Historic District (NR listed 2009).

²J. H. French, *Historical & Statistical Gazetteer of New York State* (Syracuse, NY: R. P. Smith, Publisher, 1860), 692.

Lapham, Ambrose S., House

Name of Property

Wayne County, NY

County and State

originally from the area, both being born and raised in Farmington, Ontario County, a short distance to the southwest. Their father, Isaac Lapham, was one of the early settlers of Farmington, relocating from the Berkshires in Western Massachusetts to the Finger Lakes region of Western New York. The family was part of a large resettlement of Quakers and the family farmed lands north of the first Friends Meeting house. Some of Isaac's descendants became successful dairy farmers and others owned land in the adjacent towns of Manchester (Ontario County) and Palmyra (Wayne County). Ambrose and his younger brother, Jared, chose to seek their fortunes out west in Michigan, where they began as clerks and later became part of a thriving banking industry in the Detroit area.

In 1869, Ambrose Lapham purchased 17 acres along West Jackson Street in the southwest end of the village of Palmyra to build a large residence. Since he was a bachelor, he invited his brother-in-law, George Smith, and his wife to live with him and help care for the home and property. The Smiths accepted the invitation and lived in the home until Lapham's death in 1883. In 1884, the Smiths sold the property to Truman Carmen of Macedon for \$10,000. Carmen owned two other houses at the time, one in Macedon Center and the other in Rochester, but he chose to reside in the Palmyra house. In 1885, Carmen sold a northeast portion of the property to John M. Jones from the neighboring village of Clyde to build a manufacturing facility to produce printing presses. Jones owned the patent for a "Domestic Printing Machine," which became known as a typewriter. The business, with a variety of owners, was long known as the Peerless Printing Press, and later, the Globe Printing Press, which produced job presses and paper cutters until around 1902. By 1925, the original foundry was demolished and houses were built on the site.

Truman and Emeline Carmen sold another small segment the property of just over four acres to George Haywood in 1885. A larger piece directly south and west of the house was sold in 1910 to Albert D. Gilley of Claremont, New Hampshire, for \$2400. He developed the property into a residential neighborhood known as Claremont Park, which included 14 single family residences. In 1911, Truman Carmen died at the age of 80 years, but three months prior to his death, he sold the house and remaining property of three and one-half acres to his daughter, Jeanette, for the token amount of \$1.00. After her mother's death in 1919, Jeanette was taken to court by a James Carmen, who claimed to be an heir to the estate. James was the son of Truman Carmen from a previous marriage; however, the court decided that Jeanette was the sole heir of the property and its belongings, since Emeline had outlived her husband.

Jeannette married a Mr. Palmer of Chicago, who moved to Palmyra, and they had two children, George Palmer and Irene Palmer. Jeannette Carmen Palmer outlived her husband, occupying the house until her death on August 30, 1937. In her will, Jeannette bequeathed the house and property equally to her son, George T. Palmer, who lived in Maplewood, New Jersey, and her daughter, Irene C. McDonnell, of Palmyra and George sold his property rights to his sister in 1938. Irene's husband, John, was a captain in World War 1 and was subsequently known as Captain McDonnell. He was an avid gardener who enhanced the property with elaborate trellises built to support wisteria. He also had terraced gardens and a gold fish pond constructed on the east side of the house, but none of these landscaping improvements survived to the present. Irene and Captain McDonnell sold three parcels of the property between 1948 and 1950: a southeast corner to George Schrader of 359 Jackson Street; another southeast lot to Kermit and Harriet Jones of 338 Railroad Ave; and, a lot on the west side of the property to Leonard and Esther Bennett of Walworth. In 1951, the McDonnells sold the house and

Lapham, Ambrose S., House

Name of Property

Wayne County, NY

County and State

remaining property to a local physician who used the house as his office. The rooms on the first floor became waiting and exam rooms and one room was used exclusively for x-rays. In 1964, the house was sold again and divided into four apartments. The current owner acquired the property in 1985 as a residence and has been restoring the house as time and finances allow.

CRITERION C: ARCHITECTURE

The Lapham House is architecturally significant as an intact representative example of an Italianate style residence in rural upstate New York. The Italianate style was popular in the mid nineteenth century as part of the Picturesque Movement that had its origins in England. The Italianate was generally inspired by the rambling farmhouses of Italy that were typically built of masonry with square and symmetrical forms. The growth of the popular print industry helped to promote the style and others associated with the Picturesque Movement. Andrew Jackson Downing was one such publisher, as well as a landscape designer, who featured the style in his publications, most notably *Cottage Residences* in 1842, *The Architecture of Country Houses* in 1850 and *A Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America with a View to the Improvement of Country Residences* (1841). Samuel Sloan, an architect from Philadelphia, was considered an expert in the Italianate style, with many of his examples published in *Godey's Lady's Book*. In addition to being widely read by the public, these publications were readily available to architects and builders, which further helped to promote the style.

Ambrose Lapham hired A. J. Hopkins as the architect for his new house and George Williams as its builder. Lapham purchased the property from Williams who, in addition to being a builder, owned a substantial amount of land in Palmyra. Hopkins was from Oswego and was known primarily as a landscape architect. After his marriage (1872), he moved to Palmyra where he continued his career as a building and a landscape architect, as well as being a mentor to other young architects. Hopkins was clearly influenced by Sloan and Downing, and incorporated many of the typical Italianate features into the Lapham house design. His overall plan for the house was of two symmetrical blocks, with the rear portion slightly recessed from the main block. The entire building was of brick, except for the cupola, window sills and lintels and roof. Following the Italianate style, the house had a low-pitched overhanging roof, decorated along the eaves and fascia board with paired brackets and inset wood panels. Hopkins used the window openings to add more detail by making them rounded at the top with segmented lintels of cast stone with prominent keystones. Where possible, he added more bracketing, especially on porches, bay windows and the cupola. Other classic Italianate features included double doors at the main entrance and square chamfered columns on the porch. The interior also reflected the style with high ceilings and wide moldings around the windows. The floor plan was symmetrical, with two rooms on either side of a central hall on both floors of the main block. A grand staircase with walnut rails and balusters extended the entire length of the stair and created a protective barrier on the second floor. The cupola was accessible from the second floor and provided a sitting area with grand views of the surroundings.

Lapham, Ambrose S., House

Name of Property

Wayne County, NY

County and State

Unfortunately, the original finial that adorned the top of the cupola deteriorated and was recently removed. The only other change made to the house was to divide it into four apartments in the early 1960s, but these divisions followed the existing layout, dividing a few rooms into spaces to accommodate modern baths. Many of the historic features of the house were left intact, including the original windows. Drop ceilings were added to most of the rooms, but these have since been removed and the original plaster ceilings restored. Only one room retains its mid twentieth century "updating" with rustic wood wall surfaces and a wood stove installed in front of the nineteenth century marble mantelpiece. Original doors, ceiling and window moldings are still visible in this room.

Even though the rear block retains its apartment divisions, the Lapham House retains a high degree of integrity to its period of significance. Perhaps as a nod to Andrew Jackson Downing, the grounds included a rustic summer house or gazebo reminiscent of garden elements published in Downing's works. From historic images, the gazebo or summer house is intact, with its only alteration being an application of white paint. The accompanying late nineteenth century barn is also highly intact. The interior retains the original wood finished, two stalls for horses, a large section for a carriage and the original wood doors. The top of the carriage house features a louvered cupola for ventilation.

CONCLUSION

The evolution of Palmyra through the 1900's was a continuation of established trends, themes and practices, which included architecture and the Lapham House was an excellent example of post-Civil War construction. Located in the eastern part of Monroe County, the village developed over time into a bedroom community for residents who commuted to jobs in the city of Rochester and other areas of Monroe County. Early in its history, the economy of Palmyra was tied to the canal and agriculture, which carried over into the present. The New York State Canal Corporation promotes activities that use the canal and, recently, village officials have sought to celebrate the history of Palmyra, pursue economic development, and establish Palmyra as a destination for tourists. The Church of Jesus Christ of Latter-Day Saints (Mormons) continues to have an important historical, cultural and economic impact on the community. The church, temple and the annual Hill Cumorah Pageant attract thousands of tourists to the village and region every year.

As the state and the Finger Lakes Region place more emphasis on tourism, the residents of Palmyra are exploring ways to preserve and promote its heritage, which includes the preservation of its historic buildings. In 2001, Palmyra became the first village in Wayne County to adopt a local preservation ordinance, which led to the expansion of the village's historic districts into one National Register listed district and participation in the Certified Local Government program. The village also encourages individuals to preserve private historic properties through education and support for listings in the National Register, one being the Ambrose Lapham House. It stands as a grand reminder of the village's best of historic architecture and how historic preservation continues to contribute to the village's future.

Lapham, Ambrose S., House
Name of Property

Wayne County, NY
County and State

9. Major Bibliographical References

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

Aldrich, Lewis Cass. *History of Ontario County*. Syracuse, NY: D. Mason & Co., 1893.

Cook, Thomas L. *Palmyra and Vicinity*. Palmyra, NY: n.p., 1930.

Cowles, George W., ed. *Landmarks of Wayne County, New York*. Syracuse, NY: D. Mason & Co., 1895.

Farmer, Silas. *The History of Detroit and Michigan*. Detroit, MI: Silas Farmer and Co., 1884.

French, J. H. *Historical & Statistical Gazetteer of New York State*. Syracuse, NY: R. P. Smith, Publisher, 1860.

Hays, Bonnie J. *Images of America: Palmyra*. Charleston, SC: Arcadia Publishing, 2004.

Moss, Roger W. and Sandra L. Tatman. "Samuel Sloan (1815-1884)." *Philadelphia Architects and Buildings*, The Athenaeum of Philadelphia website, 2014, online at http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21518.

Upton, Dell. "Pattern Books and Professionalism: Aspects of the Transformation of Domestic Architecture in America, 1800-1860." *Winterthur Portfolio*, vol. 19 no. 2-3 (Summer-Autumn, 1984), 107-150.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Historic Palmyra, Inc.

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ±1.63 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>317529</u> Easting	<u>4766671</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

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

Lapham, Ambrose S., House
Name of Property

Wayne County, NY
County and State

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

Boundary Justification (Explain why the boundaries were selected.)

The boundary is drawn to include the surviving parcel of land that was part of the larger Lapham property, which was gradually subdivided and sold off, beginning in 1878. The surviving parcel includes the historic house, barn and gazebo, all dating to the period of significance.

11. Form Prepared By

name/title Joan DeCann
organization _____ date June 12, 2014
street & number 352 West Jackson St telephone 518-237-8643
city or town Palmyra state NY zip code 14522
e-mail joandecann@yahool.com

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

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

Name of Property: Ambrose Lapham House

City or Vicinity: Palmyra

County: Wayne State: New York

Photographer: Virginia L. Bartos

Date Photographed: 17 March 2014

Description of Photograph(s) and number:

Lapham, Ambrose S., House
Name of Property

Wayne County, NY
County and State

- 0001 of 0014: North and east elevations of Lapham House, view looking southwest from drive.
- 0002 of 0014: Façade (north elevation), view looking south from West Jackson Street.
- 0003 of 0014: Carriage barn, north and west elevations, southeast end of property, view looking southeast.
- 0004 of 0014: West elevation of house, view looking east.
- 0005 of 0014: East elevation, view looking west.
- 0006 of 0014: Detail view of cupola (west elevation).
- 0007 of 0014: Center hall/entrance, view looking south to north.
- 0008 of 0014: View of parlor/living room/west side of house, view looking southwest.
- 0009 of 0014: View of second floor hall, looking south to north.
- 0010 of 0014: Southeast bedroom (main block).
- 0011 of 0014: view of enclosed stair to cupola.
- 0012 of 0014: Interior view of cupola.
- 0013 of 0014: View of rustic gazebo, northwest side of property, view looking west.
- 0014 of 0014: Interior view of first floor rental space, south end of house, view looking southwest.

Property Owner:

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

name Joan DeCann & Richard B. Coyne
street & number 352 West Jackson St telephone N/A
city or town Palmyra state NY zip code 14522

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

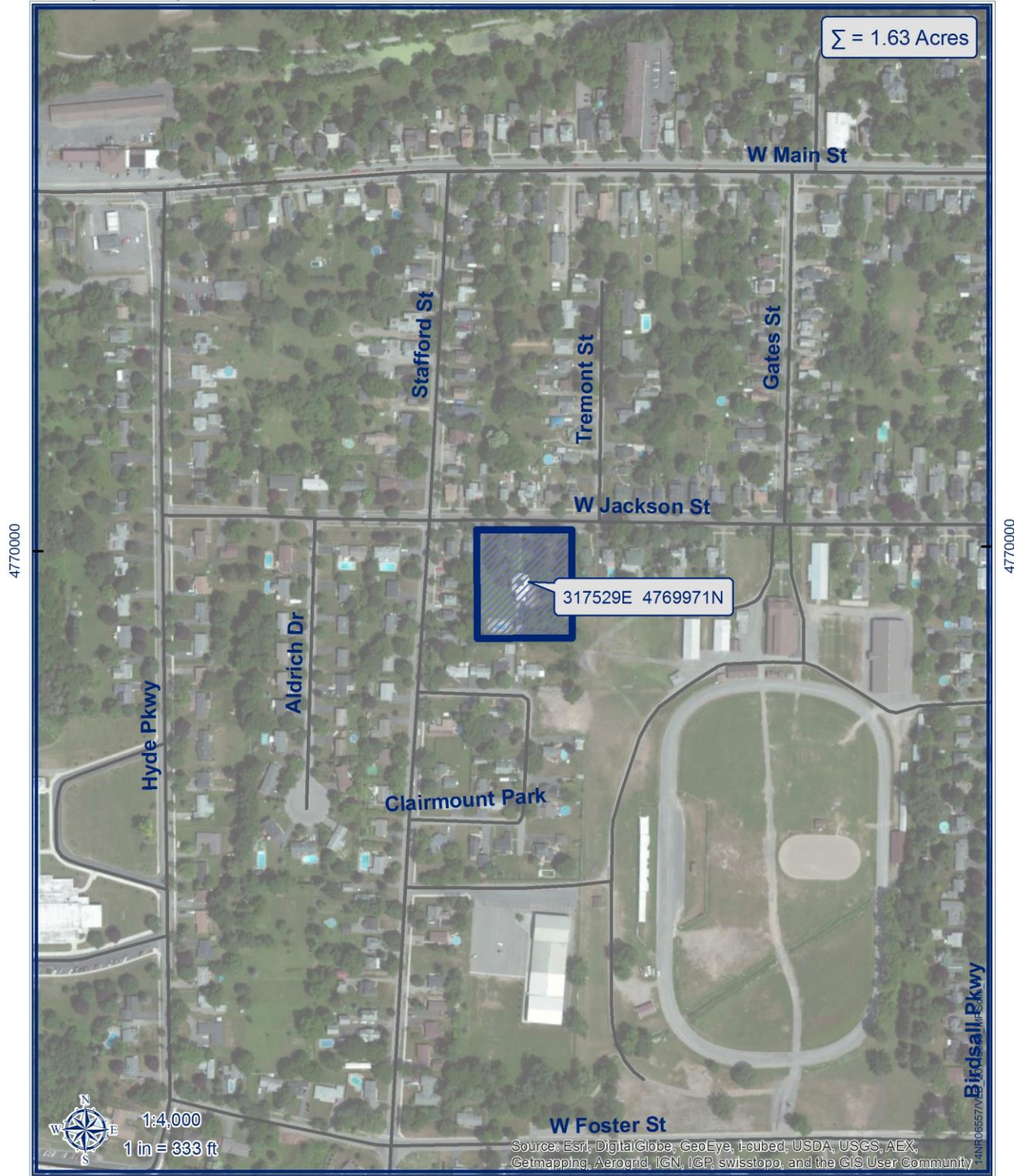
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to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

Lapham, Ambrose S., House
Name of Property

Wayne County, NY
County and State

Lapham, Ambrose S., House
Palmyra, Wayne Co., NY

352 West Jackson Street
Palmyra, NY 14522



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



Lapham House
—+— Railroad Line

Tax Parcel Data:
Wayne Co. RPS
www.co.wayne.ny.us/



Lapham, Ambrose S., House
Name of Property

Wayne County, NY
County and State

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 Lapham House
 Railroad Line

Tax Parcel Data:
Wayne Co. RPS
www.co.wayne.ny.us/































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lapham, Ambrose S., House

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Wayne

DATE RECEIVED: 7/18/14 DATE OF PENDING LIST: 8/15/14
DATE OF 16TH DAY: 9/02/14 DATE OF 45TH DAY: 9/03/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000541

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.3.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
**The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



New York State Office of Parks, Recreation and Historic Preservation

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



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

1 July 2014

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

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following five National Register nominations, all on discs, to be considered for listing by the Keeper of the National Register:

First Unitarian Church, Monroe County
Metropolitan Life Insurance Company Hall of Records, Westchester County
John Mollenhauer House, Suffolk County
Ambrose Latham House, Wayne County
Glenwolde Park Historic District, Westchester County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office

STATEMENT OF OWNER SUPPORT

Before an individual nomination proposal will be reviewed or nominated, the owner(s) of record must sign and date the following statement:

we, Joan DeCann, Richard Coyne are the owner of the property at
(print or type owner name)

352 West Jackson Street, Palmyra, NY
(street number and name, city, village or town, state of nominated property)

I support its consideration and inclusion in the State and National Registers of Historic Places.

Joan M DeCann Richard B Coyne
(signature and date) 2/22/14

352 West Jackson St
Palmyra, NY 14522

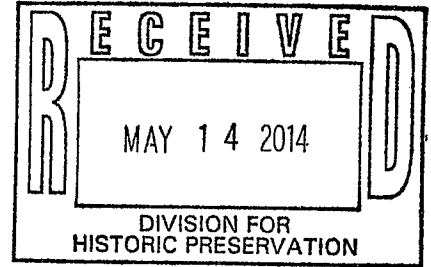
(mailing address)

The Village of



May 12, 2014

New York State Office of Parks,
Recreation and Historic Preservation
Division for Historic Preservation
P.O. Box 189
Waterford, NY 12188-0189
Dr. Virginia Bartos



Dear Dr. Bartos,

On behalf of the Village of Palmyra Board of Trustees, I would like to express our support for the inclusion of the Ambrose Lapham house to the State and National Registers of Historic Places. The Lapham house has long maintained its original porches and architectural lines. It is a fine example of home built in the 19th century and is an asset to the neighborhood and the entire Village.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Piccola".

Christopher J. Piccola
Mayor

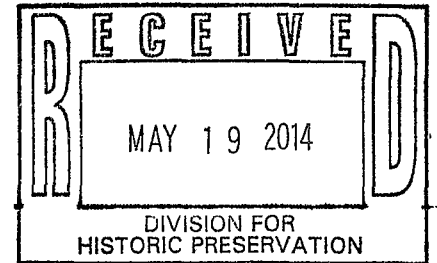
The Village of



May 16, 2014

New York State Office of Parks,
Recreation and Historical Preservation
State Review Board
Peebles Island, PO Box 189
Waterford, New York 12188-0189

RE: Ambrose S. Lapham House
352 West Jackson St., Palmyra, NY 14522
Wayne County



To Whom It May Concern:

The Palmyra Historic Preservation Commission, Village of Palmyra, NY, at its meeting on May 15, 2014, recognized the property at 352 West Jackson Street in the Village of Palmyra as historically significant. The house on the property, c. 1860, is a large brick structure built in the Italianate style. The building retains its original porches, roof line and corbels and widow's walk. The property also includes a 19th century barn and, in the front yard, gazebo. Therefore, be it resolved that the Commission supports an application for the inclusion of the New York State and National Registers of Historic Places.

We strongly support this application's nomination to the National and State Registers of Historic Places.

Sincerely,

A handwritten signature in cursive script that reads "Eleanor L. Drake".

Eleanor L. Drake, Chair
Palmyra Historic Preservation Commission

Palmyra Historic Preservation Commission

144 East Main Street, Palmyra, New York 14522

Telephone: 315-597-4849 • Fax: 315-597-9606

Website: www.palmyrany.com • email: vpalmyra@yahoo.com

Palmyra Historic Preservation Commission Meeting
Palmyra Village Hall
Thursday, March 20, 2014

Minutes

Present: Commission members : Ellie Drake, Chair; Jim Elliott; Mike Haskins;
Tim Kurek; Becky Remington. Christine Daly was excused.
Also present: Vicky Daly, alternate; Mark Vande, Consultant.

The Commission business meeting was called to order at 8:45 PM by Chair Ellie Drake following the Ninth Period History Class.

- The minutes of the February 20, 2014 were approved with a minor revision. (Revised minutes will be sent to Commissioners and the Village Office.)
- Vicky Daly spoke to meeting with prospective applicant for local designation. Jim Elliott recounted meeting with Joan DeCann and her guest, Dr. Virginia Bartos, NYSOPRHP, re the listing of Joan's home, 352 West Jackson Street, on the State and National Registers of Historic Places. Jim Elliott made the following motion in support of Joan's application.

The Palmyra Historic Preservation Commission, Village of Palmyra, NY, recognizes the property at 352 West Jackson Street in the Village of Palmyra as historically significant. The house on the property, c. 1870, is a large brick structure built in the Italianate style. The building retains its original porches, roof line and corbels and widow's walk. The property also includes a 19th century barn and, in the front yard, gazebo. Therefore, be it resolved that the Commission supports an application for the inclusion of the New York State and National Registers of Historic Places.

The motion was seconded by Becky Remington and approved by the full board. (Note: Alternate Tim Kurek participated in the vote in the absence of Commissioner Daly.)

- Jim indicated that Dr. Bartos suggested that the Palmyra Historic District be expanded. He will look into the necessary steps to do so.
- Ellie and Jim plan to attend the Preservation Conference in Rochester.
- Reminder: Roland (Chip) Stevens will present 'Lake Ontario Shipwrecks and the Artist Who Paints Them' at the next Ninth Period History Class, Thursday, April 17, 2014, 7:00 PM in the Palmyra Village Hall.
- The meeting was adjourned at 9:10 PM.

Vicky Daly
Acting Secretary
21 March 2014

PHPCmin20mar2014