

56-1485

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 Potter Historic District  
other names/site number \_\_\_\_\_  
name of related multiple property listing N/A

### Location

street & number 1-60 Potter Place, 53, 73 & 69 West Church St

N/A	not for publication
N/A	vicinity

  
city or town Fairport  
state New York code NY county Monroe code 055 zip code 14450

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

\_\_\_ national \_\_\_ statewide X local

Michael P. Lynch Deputy SAPO 6/12/2017  
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:)

Alan M. Beverly 8/18/17  
Signature of the Keeper Date of Action

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**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
33	12	buildings
1	0	sites
0	0	structures
0	1	objects
34	13	<b>Total</b>

**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

RECREATION & CULTURE/park

RECREATION & CULTURE/park

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

**Materials**  
 (Enter categories from instructions.)

Italianate/Second Empire; Colonial Revival;

foundation: brick, concrete

Neoclassical; Prairie; Craftsman; Tudor Revival

walls: brick, shingle, wood, stucco, aluminum,  
 vinyl

roof: asphalt, fiberglass

other:

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### Narrative Description

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

#### Summary Paragraph

The Potter Historic District is located in Fairport, a village in the town of Perinton in the southeast section of Monroe County in the Finger Lakes region of New York State. The village formed along the Erie Canal and the current Erie Barge Canal, which is still an important physical presence. The nominated district is in the southwest portion of the village in a largely residential area with a variety of resources that range in age from the mid-nineteenth through the twentieth century. The sixteen-acre nominated district includes three primary components: a small subdivision of twenty lots created by the Potter family on part of its estate in the early twentieth century; the nineteenth-century Potter residence and carriage house; and Potter Park (the rest of the Potter estate) donated to the city as a public park in the 1940s after the last family member died.

The Potter Historic District contains 21 contributing primary buildings, 12 contributing secondary buildings (mostly garages) and one contributing site (Potter Park). The majority of the residences reflect the popular architectural styles of the time, including a number of revival styles, (Tudor Revival, Colonial Revival, Craftsman) as well as the former Potter Mansion, which began as an Italianate style building before it was given a mansard roof and, even later, a gambrel Dutch colonial style roof. Associated with the mansion is a contributing carriage barn. Several of the residences have garages contemporary with the houses but most are non-contributing due to loss of integrity/alteration. The residences on the street are all contributing, indicating a high degree of integrity within the nominated district. The park also contains a non-contributing youth center and garden/potting shed, both built after the period of significance, and one non-contributing object—a mid-twentieth century Veteran's Memorial, considered non-contributing after it was redesigned and rebuilt (2014).

Research and development of this nomination was a joint effort by members of the Fairport Historic Preservation Commission. Documentary resources included *The Reconnaissance-Level Survey of Historic Resources, Village of Fairport* (2014), the *Merriman Papers* archived at the local museum and the online copies of New York State Historic Newspapers as well as Town of Perinton assessment records, Fairport directories, and census reports. Plat maps from 1872, 1902, and 1924 provided information on the Potter acreage, and property owners during the period of significance (1858-1953).

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## Narrative Description

Monroe County is considered part of the Finger Lakes Region of New York State, even though it is bordered by Lake Ontario to the north, Wayne County to the east, Orleans County to the west and Ontario and Livingston Counties to the south. The county is also considered part of the Genesee region, where early settlement after the American Revolution developed in areas along the Genesee River. Rochester is the largest city in Monroe County and the village of Fairport is a short distance to the south and east of the city. Both Rochester and Fairport began to thrive and grow in the early nineteenth century after the Erie Canal was completed through both communities (1822). The village contains a number of extant historic resources from the canal era and the nineteenth century, when it became an important manufacturing town.

The Potter Historic District is located in the southwest part of Fairport in a largely residential section of the village. The district contains twenty-one contributing primary buildings, largely reflecting its early twentieth century development, except for the Potter Mansion, originally built in 1858 previous to the Potter family purchasing the estate. The nominated district also includes twelve secondary contributing buildings, mostly garages, as well as a carriage barn associated with the Potter Mansion. The twenty residential houses that make up the subdivision were built between 1909 and 1953 and are all contributing. Also present in the district are nine non-contributing secondary buildings (mostly garages) that have lost integrity due to alteration. Three more non-contributing secondary buildings are on the park property: a brick outhouse (moved to site), a teen center and a potter's shed with the latter two built after the period of significance. The park is considered a contributing site due to it being donated to the village in the 1940s. It also contains one non-contributing object known as the Veteran's Memorial in the northwest corner of the park, dedicated in 1945 to Fairport and Town of Perinton soldiers, and rebuilt in 2014.

The Potter Subdivision consists of single-family homes built in styles popular from 1900 to 1950. Most have garages, share a similar set back and are generally lot sizes of 66-feet by 141-feet except for two lots on West Church that are 70-feet by 149-feet. The development of the subdivision commenced immediately with building on the two lots that faced West Church Street and five on Potter Place. The first houses reflected this early period, being built in the Colonial Revival and Neoclassical styles. In 1953, the last house on Potter Place was built, also in the Colonial Revival style. The architectural styles of the remaining houses include more Colonial Revival residences, as well as the Prairie, Tudor and Craftsmen styles that were popular at the time. The Potter Mansion was built in 1858 in the Italianate style and in 1880s was remodeled extensively with the addition of a third floor and new roof. It was the property of Alfred Potter and his wife Huldah, who were left a

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sizable estate by his father, Henry S. Potter, who was a major stockholder in the Western Union Telegraph Company.

## Setting

Fairport is located along a portion of the Erie Canal (now the Erie Barge Canal) that continues north and west to Bushnell's Basin and Pittsford on its approach to the Rochester area. Rochester is the largest city nearest to Fairport, approximately fifteen miles to the west. The next largest city is Canandaigua, also roughly twenty miles distant, but to the southeast. Fairport developed along the canal with farms at the outskirts.

The nominated Potter Historic District encompasses approximately sixteen acres of land in the village. The district is bounded by West Church Street (on the north), Lewis Street on the south, residential lots on Filkins Street on the east, and Dewey Avenue on the west. Included in the proposed designation are the Potter Mansion, Potter Park and the homes in the Potter Place Subdivision. Two main components make up the nominated district: the Potter Park and the Potter Subdivision. Potter Park includes nearly nine acres of park land and extends south side from West Church Street to Lewis Street. Potter Place is a street separating the houses in the subdivision from the park and runs in a north-to-south direction with Potter Park on the east and the residential lots on the west. Potter Place slopes down gently from south to north with the lots fronting West Church being generally flat. The street is elevated about three feet above the park to the east indicating there was a slight east-west slope prior to the construction of the street. The street right-of-way is approximately a 59-foot wide asphalt paved driving surface with sidewalks, concrete curbs and tree lawns on each side. The street has concrete curbs and a storm drainage system. The tree lawns on both sides support regularly spaced mature deciduous trees of various species and age, providing an arched canopy over the street. Top mounted trapezoidal shaped glass street lights are present on each side of the street. The lamps are mounted on decorative metal poles and are non-historic.

Subdivision lots were generally uniform in size with few exceptions. Seventeen lots were 66-feet by 141-feet with the southernmost lot being a double lot width, all facing Potter Park. The subdivision included two lots of approximately 70-feet wide facing West Church Street and approximately 149 feet deep, parallel to Potter Place. Lots reveal two distinct setbacks for the houses on Potter Place. The houses built in the 1920s and later display a consistent setback of approximately 37 feet from the sidewalk to the face of the house. Each house has a porch that projects into the front setback except for the bungalow at number 50, which has a long porch aligning with the setback. The first five houses built (numbers 10, 14, 16 20 and 24) were built between 1910 and 1913 with setbacks of 23 feet or 27 feet. All the lots feature a small front yard and large rear yard to allow space for a detached garage. Each lot has a detached garage in the rear yard accessed by a narrow

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paved driveway off the street, generally on the north or south sides of the houses and, in some cases, are paired as seen in numbers 52 & 54, 48 & 50, 26 & 28 and 20 & 24. The lot on the corner of Potter Place and West Church Street, occupied by 69 West Church Street, has a detached garage in the rear yard that is accessed via Potter Place, which allowed for a wider structure in the east-west siting. The lots are generally landscaped with grass lawns and plantings and brick or concrete sidewalks leading from a public sidewalk to the entry porches. The properties at 36, 34 and 28 have large coniferous trees in the front yards. The majority of the yards have a small tree in the front yard and large trees at the rear property line.

Potter Park's size is slightly less than nine acres with the mansion and the main parking lot in the north end of the property. Also on the north end are the historic carriage barn, a non-contributing brick outhouse (moved to site), and a Veterans' Memorial, also non-contributing due to age (2014). The Veteran's Memorial consists of posts with shields for each branch of the armed services, flag pole and brick memorial walkway. The park also contains a Teen center (1988), a playground area, basketball and tennis courts, large community garden with a non-contributing garden/potting shed, baseball fields and parking lot. South of the parking lot is a large copper beech tree, regarded as a village and neighborhood landmark.

## Architecture

Built resources in the nominated district date from 1858 to 1953. The Potter mansion (53 West Church Street) was built in 1858 and the last house was built in 1953 at 29 Potter Place. The mansion was originally built in the Italianate style and its current configuration is the result of extensive renovations, beginning at first in 1871 after Alfred B. and Huldah Potter bought the house and sixteen acres of property. Potter opened the street named Potter Place around 1886 and later created a subdivision of six acres from the original sixteen acre parcel with 21 lots along the west side of the street. The first seven lots were developed between 1909 and 1913. After a ten-year pause, twelve houses were completed on fourteen more lots between 1923 and 1930.

In the Potter Place subdivision, the house styles built were common interpretations of the popular styles of the day, including Neoclassical Revival, Prairie School, Colonial Revival, and Arts and Crafts with four Craftsman styled homes. The houses that were built during the 1920s were primarily simple, two-story rectangles in plan with a wing, but similar shaped houses differed from their neighbors with variations expressed in the details and porch styles, echoing a common practice in house design. For example, the houses at 56 and 44 Potter Place are two-story residences with front facing gables and a south side wing. Number 56 has an applied steep pitched roof and overhang added to the front wall, which curves to incorporate the shed roof of the wing reflecting the Tudor Revival. Both houses were built around 1928. In another example of similar houses with variations in detail are the neighboring houses of 34 and 36. Both are two-story, end gabled rectangular plans

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with center entries and one story wings. Number 36 has a pent roof overhang added to the sidewalls to make the second floor appear as a dormer. Another Tudor Revival home is located at 56 Potter Place and is a modest expression of the style, being two and one-half stories in height, having a front gable roof with overlapping eaves, and a side hall plan.

Most of the houses on Potter Place are representative versions of the Colonial Revival style. During the 1920s, the Colonial Revival houses built on Potter Place followed one of two forms: two and one-half stories with a side gabled roof with boxed eaves and even fenestration or with a front gabled roof. In general, these homes were built with a side hall plan and accented entrances. Almost all have simple classical details such as fanlights and classical columns. In 1952, a new interpretation of the Colonial Revival appeared on Potter Place in the form of the Cape Cod cottage at number 26. The Cape Cod house built on Potter Place is one and one-half stories with a gable front and side wing roof with one dormer.

One of the earlier houses, number 10 Potter Place, was built in the Neoclassical style, popular from 1900 through 1920. Number 10 Potter Place features classical columns, elaborate doorways with classical decorative surrounds, an arched pediment over the entry door, paired and tripled window groupings and an arched dormer. Doric pilasters are at the corners and an unusually placed two-story side porch has Doric order columns.

Another style seen on Potter Place is the Craftsman style, which was part of the Arts and Crafts movement at the turn-of-the-twentieth century, emphasizing simple forms and natural materials. The Craftsman bungalow house at 50 Potter Place is one and one-half stories with a shallow, side gabled roof and a front porch with a large centered dormer. It has a center hall plan and features brackets and wood shingle exterior (now covered by vinyl). A grouping of three Craftsman houses between 16 and 24 Potter Place show the variety within the style and all were built in the 1910s when the street was first developed. All are two and one-half stories with two having hipped roofs and number 16 having a front gable. The house at 14 Potter Place is an asymmetrical Prairie style with a hipped roof that was popular between 1910 and 1920. Windows are grouped along with grouped and tapered rafter tails typically found in the Craftsman style.

## Integrity

The Potter Historic District retains a high degree of integrity, especially in terms of feeling and association. Updates such as application of vinyl siding or replacement of doors and windows are generally limited to secondary buildings (garages) or new construction (youth center). Collectively, the single-family homes generally retain original historic features, particularly in terms of massing, fenestration, trim work, window

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groupings and other common elements of styles related to the period of significance. The majority of the buildings retain the original clapboard or red cedar shingle siding, brick and stucco exteriors.

The overall character of the district is that of historic residential neighborhood that faces a park. Residents of Fairport and Potter Place in particular take ownership with the park's recreational use, taking part in the community gardens and in a number a park activities. Potter residents have the additional pleasure of facing a scenic, open space to the front of their property.

In general, the styles present on Potter Place attest to original homeowner's preference for what was popular and a desire to blend in with the neighborhood. Most of the buildings retain a large degree of integrity and some are excellent representative examples of a particular style. The pairing or grouping of several similar buildings illustrates the skill of the builders and the endless possibilities for varying details available to the homeowner. The overall integrity also attests to the current building owners' sense of history and their willingness to maintain the historic appearance of the area and the village. Specific information about each resource is included in the following building list.

## Building List

### **Potter Mansion and Community Center**

**53 W. Church Street, Parcel A and B**

**Parcel A .552 acres - two contributing buildings, ca. 1858; one non-contributing building, moved to site c. 1999.**

**Mansion:** The Potter mansion is a ca. 1858 three-story irregular shaped brick building with elements of the Italianate, Second Empire and Colonial Revival styles resulting from updates in 1872 and 1886. The south elevation shows the older features of the building with a two-story brick and clapboard box-like portion with a Mansard roof and elaborate dormers. To the east is a two-story tower with a flared roof and decorative eave brackets. The façade is seven bays wide, which effectively hides the rear portion and tower. This main portion of the mansion is three stories with even fenestration, a full-width porch and porte cochère with spindle railing and a wooden deck. The windows have limestone sills and lintels and the main entrance features the original Italianate tall chestnut front double door. The roof is wood frame with a hipped, flared east section with a peaked dormer. The west portion of the roof is gambrel shaped with a front facing gable end and Palladian window in each gable end. The building is currently used as apartment rental and community meeting space. The interior retains much of its historic fabric including intricate pattern wood floors, fireplaces, moldings and curved main staircase.

Built in 1858, the house was renovated extensively in 1873, and again in 1886 and 1893. The original structure is estimated to have been about 2,000 square feet and now the building has 4,618 square feet. During one of the renovations, a wood framed third floor was added, now mostly contained within the gambrel roof and central Mansard portion. The roof of the building is currently clad in asphalt. The gable ends of the gambrel are clad in wood shingle. During these renovations, the front porch was enlarged to the full width of the building with balustrades on the ground and upper levels and an east side porte cochère. The second level has a door out to the open porch. In the front of the house on the tree lawn area is a small square stone slab believed to be a carriage step associated with the mansion, too small to be counted.



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**Carriage House:** Built c. 1858, the 20-feet by 30-feet carriage house sits low to the ground on a fieldstone foundation; walls are vertical wood board siding; the roof is front gabled with a centrally placed cupola with louvered openings on each side, eave brackets and a tall spear topped with a weather vane. The barn has a large double front door that slides open and shut on metal rails that are mounted on the inside. It has cross braces, vertical dentil pattern banding above the door, a loft door and a rounded window in the gable peak. There is an entrance, with a contemporary door and a double-hung window on the west side. The roof material is fiberglass/asphalt. A curved asphalt drive runs from the street to in front of the carriage house and into the porte cochère.

**Outhouse:** Directly south of the house at the end of a path is a one-bay brick outhouse with a side gabled roof and newer wood and glass door. Two small wood frame windows are in the side elevations and the rear has a lower hatch-type door. The date of the three-hole privy is unknown and was moved to the property in 1999 from 76 East Church Street (Fairport). The outhouse has no association with either the mansion or the park and is considered non-contributing.

## Potter Park

### 1 Potter Place

**Parcel B 8.842 acres – one contributing site (1944), two non-contributing buildings (built after the period of significance), one non-contributing object (2014).**

The bulk of the acreage is given over to the park and was part of the original Potter estate, purchased by Alfred Potter in 1871. The park was established in 1944 for community use. A large portion of the grounds contain a playground, community garden, ball fields, and tennis and basketball courts. Immediately south of the Potter Carriage House is the Teen Center, a one-story, nine-bay wood building with a side gabled roof, center cupola and entrance with pedimented porch. The form mimics that of a rural nineteenth century schoolhouse, but the center was built in 1988 and is therefore non-contributing due to age. Also near the community garden is another shed that is one story of wood board and batten construction with a side gabled roof. A wood door and covered window opening face the garden. The community garden was established in 2011 and the potting shed is believed to date from ca. 2011 as well.

The northwest corner of the park includes a Veteran's Memorial, originally constructed in 1945 with five parged concrete pillars with a metal shed roof. The concrete deteriorated to the point where the memorial was rebuilt with CMU pillars and a decorative open railing cover. Included with the new design was a commemorative walkway, shields for each of the armed services, bench seating and landscaping. The reconstruction took place in 2014 therefore making the memorial noncontributing. An asphalt paved parking lot is between the memorial and the main portion of the park.

## Potter Subdivision

**69 West Church Street 152.16-4-60**

**One contributing building and one contributing garage c. 1909.**

Colonial Revival style two-story symmetrical side-gabled residence with a center entrance, an east-side one-story wing with a hipped roof; it has a secondary two-story gable on the south side with a side entrance added after 1950. The residence is wood frame with vinyl and aluminum siding. The chimney is brick and the roofs are fiberglass/asphalt. Below the wide eaves in the front and along the gable ends are plain fascia boards with exposed purlin ends, cornice returns and corner pilasters. The front entrance is framed by a portico with a pediment with cornice returns, frieze band and two round Doric columns. The paneled door has sidelights with lead panes and is framed by pilasters. The porch and steps are wood. All the windows in the house are six-over-one double-hung sash. There is a group of three on either side of the entrance. The grouping is repeated in the center on the second floor with single windows to each side. The attic level has gabled dormers with a front facing pediment. The center dormer has two windows flanked by single window dormers. The east side one-story wing has sets of eight paned casement windows with transoms. There are two single windows on the second floor and a solid half-round fanlight at the gable peak. The west side has single windows on the first and second floors and a group of two at the attic level.

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The garage is a two and one-half bay, side gabled garage with the original sliding doors. The two garage doors have four vertical panels and two eight-light windows. The siding is wood clapboard and the roof material is fiberglass/asphalt. The garage has retained its integrity and is a contributing structure.

**73 West Church Street 152.16-4-59**

**One contributing building, 1909, and one non-contributing garage, c. 1977.**

Colonial Revival style residence; two-stories with side gabled roof and a two-story wing and one-story addition in the back; there is a large front entry and a segmental arched dormer at the attic level. The first and second floors, foundation and east-side chimney are red brick. The attic level and addition have vinyl siding and the roofing material is fiberglass/asphalt. There is extensive use of brick details throughout the structure. A row of raised brick alternating with rows of flush brick simulates quoins at the corners of the building. The window sills and basement window surrounds are made of cut limestone. The lintels have a row of soldier brick capped by a raised stretcher course. The front entrance has a natural oak door with an upper window, pilasters and sidelights with lead dividers. The entrance is a concrete slab, one riser above the brick sidewalk. On the inside the foyer is at ground level with interior steps to the first floor. The porch has an unusual elliptical roof with four square Doric porch supports. There is a west-side door that has a shed roof supported by brackets. The main windows are double-hung. There is a group of three on either side of the entrance. A palladium window is in the center on the second floor with groups of two windows to each side. The four dormer windows and gable windows are double-hung and follow the curve of a segmental arch. There are windows at the attic level, 2 on the east side and 3 on the west side. The upper part of the window sash follows a segmental arch.

East of the house is a recently constructed one-bay garage with front gabled roof and an extra wide overhead door. The garage is non-contributing because it was constructed after the period of significance.

**10 Potter Place 152.16-4-58**

**One contributing building ca. 1910 and one non-contributing garage, ca. 1930 (loss of integrity).**

Built in the Neoclassical Revival style, this residence is a two-story side-gabled structure with a secondary gable in the back and chimney on the north end. It is symmetrical with balanced windows, center entrance, bay window, and curved dormer. There are simple Doric pilasters at each corner, wide eaves and a grand two-story portico on the north end. The roof is fiberglass/asphalt and the siding is wood clapboard. The front entrance has a wood paneled door with three-quarter length sidelights, fanlight and a barrel shaped roof overhang. Above the door on the second floor is a right-angled bay window with 3 windows and corbel supports. The dormer has 3 sets of wood windows that curve with the roofline. There are two double-hung windows on the first floor and the second. The north side portico has a wide frieze band, four simple Doric columns, a decorative balustrade and French doors on each side of the chimney. The second story has a balcony with lattice detailing and stationary windows. The base has corbel supports. Above the portico roof at the attic level are quarter-round fan windows, one on each side of the chimney. The south side of the home has a two-story right-angled bay. The base of the bay has decorative corbels. The windows on the first floor are small and rectangle in shape. The second story has 3 double-hung windows. There is a large fanlight window at the attic level.

The garage, which was originally a one-bay side gable form, has been enlarged to two-bays with vinyl overhead doors. The siding is clapboard and it has a fiberglass/asphalt roof. It is non-contributing due to this recent expansion.

**14 Potter Place 152.16-4-57**

**One contributing building, ca. 1910 and one non-contributing garage (built after the period of significance).**

This home built in the Prairie style is a two and half-story asymmetrical structure with a hipped asphalt clad roof, wide eaves with paired rafter tails, and arched roof dormers on the front and sides. The dormer windows have multi-lite casement windows. The siding material is wood shingle and the chimney is yellow brick. The front entrance has a reversed arch pediment with open bracket and wood corbel supports, a paneled door with a six-lite window and curved iron railings. To the south is a hexagonal bay with 4 six-over-one double-hung windows. The north side has a veranda that extends out to create a full depth porch. A side door with a six-lite window accesses the veranda. A casement window overlooks the porch from the living area. The porch has large square shingle clad columns, exposed rafter tails and balustrades. The

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south side of the house has a hexagonal bay with three double-hung windows.

The garage is a late twentieth century, one-bay, side gabled structure with a fiberglass/asphalt roof and overhead door. The siding material is wood shingle. It is non-contributing due to age.

**16 Potter Place 152.16-4-56**

**One contributing building, 1911 and one garage, ca. 1927, (non-contributing due to loss of integrity).**

This home, built in the Craftsman style, is a two-story front gabled structure with a gabled side wing and front porch. The first story and porch are stucco, the second story is shingle clad and flares out over the first floor; gables are stucco with half-timbering. It has a fiberglass/asphalt roof and red brick chimney. Windows are primarily one-over-one double-hung sash. The one-story front porch is off center with large stucco and timbered columns with sloping (battered) piers and stair railings. To the south of the porch is a cut-away corner with a single window and corbel supporting the second floor roof eaves. An addition and an enclosed porch are on the south side. There is one non-historic stationary window in front and two double-hung windows. The south side has a group of five windows.

The garage is two-bay structure with a hipped roof and a non-historic door and extension. The material is Dutch Cove siding with a fiberglass/asphalt roof. Due to recent alterations, the garage has lost integrity and is noncontributing.

**20 Potter Place 152.16-4-56**

**One contributing building and one contributing garage, both c. 1911.**

Built in the Craftsman style, this residence is a two-story symmetrical building with a flared, hipped roof with wide unenclosed eave overhangs and exposed roof rafters. There are three dormers, a side wing and a front porch with hipped roofs and exposed rafters. The first floor elevation is yellow brick; the top half has vinyl siding and the roof is fiberglass/asphalt. The front porch has solid brick railings with square wood columns. The entrance has a single paneled door with lead sidelights. Balancing the porch massing is a right-angle bay window with corbel braces and a group of three windows. The main windows in the house are twelve-over-one double-hung sash. An additional entrance is on the south side of the house at ground level. The second floor front has two groups of paired windows with a square nine-lite window in the center. The dormer above has two six-over-one double-hung windows. The side wing on the north has three one-over-one windows in front and four on the side. The second floor has one window and two square windows that flank the chimney. The dormers on the sides have one window.

The garage is a one-bay structure with a front facing gable. It has an asphalt/fiberglass roof, vinyl siding and an overhead door with no windows. It is contributing because it retains its original form.

**24 Potter Place 152.16-4-54**

**One contributing building and one non-contributing garage, both c. 1913.**

This home built in the Craftsman style is a two-story symmetrical structure with gabled side entry porch. There is also a hexagonal bay on the entry side. The main structure has a flared hipped roof with wide eave overhangs and exposed rafter tails. There are three hipped roof dormers, each with two double-hung three-over-one windows. The bottom two-thirds of the house is red brick, the top third is wood clapboard and the roof is asphalt. A front porch has been removed and the door to the porch was replaced with three large stationary windows. The sills on the first floor all have a brick rowlock sill. The second floor has two eight-over-one double-hung windows. The north side has one stationary window like the front that replaced a pair of double-hung windows; a hexagonal bay window with three eight-over-one double-hung windows are also on the north side. The porch has square wood columns sitting on short brick walls and brick steps. The door is wood paneled. To the right of the entrance is a rectangular window with diamond center. The second floor has two double-hung windows and two casement windows. The south side has a door at the ground level, double-hung windows and a large multi-lite window. The second story has two square six-lite windows that flank the chimney.

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The garage has been enlarged from one-bay with a hipped roof to a 3-bay structure. There is one large overhead door for 2 cars and a single overhead door for a third. The doors are solid wood and the siding is clapboard. The roof of the current garage is fiberglass/asphalt and is hipped. Due to the expansion, the garage has lost integrity and is non-contributing.

**26 Potter Place 152.16-4-53**

**One contributing building and one contributing garage, both c. 1953.**

This home built in the Colonial Revival style is a one and a half-story Cape Cod form with a low-pitched front-facing gable that extends out to the south side of the cross-gabled main roof. A dormer to the north has a double-hung window and pitched roof matching the front facing gable. The house has wide wood clapboard siding and vertical boards in the front gable. It has an exterior brick chimney on the south side and a small chimney stack in the middle of the structure. The roof is asphalt. The entrance to the right of the front facing gable end has a paneled door and flat roof overhang with scalloped edges. The front gable windows are a group of one picture window with two double-hung six-over-six on each side. The other windows are double-hung with shutters with the exception of one square window on the south side.

The garage is a one story, one bay wood-frame structure with a prominent front gable and clapboard exterior. The garage door has eight inset wood panels with one row of windows. It is contributing because it has retained integrity (original form and extant materials).

**28 Potter Place 152.16-4-52**

**One contributing building, built 1922 and one contributing garage, built 1929.**

Built in the Colonial Revival style, it is a two-story symmetrical side-gabled structure with a one-story gabled side wing to the south, a one story addition in the back (north end) and a center entrance. The siding material is unpainted western red cedar shingles. The roof is clad with asphalt. The entrance has a gable roof with a front pediment that is supported by a group of three squared columns at each corner. It has an unusual wood door with vertical grooves and a small rectangular window. There are sidelights with three lights and pilasters. The roof has an centrally placed eyebrow fanlight window. The front stairs are slate and textured cement. The front of the house has a group of two six-over-six double-hung windows in the main level. The second story has three six-over-six windows. The center window above the entrance is smaller than the others. These windows each have wood shutters with fixed louver bottom panels and a harlequin diamond shaped cutout top panel. Windows on the side wing in the front are a groupings of three four-over-four double-hung windows with a group of four four-over-four double-hung windows facing the south side. The south and north side second floors and attic are similar with two double-hung windows and a paired window at the attic level. Most of the windows have aluminum storms. The north side first floor has two different sized fixed windows, one with four-over-four lights and the other has nine.

The garage is one bay front gabled structure with Dutch Cove siding that has a full width overhead door with 4 windows. The roof is fiberglass/asphalt. The garage is contributing because it retains the original form and materials.

**34 Potter Place 152.16-4-51**

**One contributing building, 1930, and a garage, 1937, non-contributing due to loss of integrity.**

This Colonial Revival style residence is a two-story symmetrical side-gabled structure with a center entrance. The north side is a one-story screened porch with seven screen windows and door; the south side has a two-story wing with the three double-hung wooden windows with wooden storm windows in the façade; the south sides has five more windows; a ca. 1970 second floor has a double-hung wooden window with an aluminum storm window with fixed louvre shutters. The siding material is painted western red cedar shingles and the roof is asphalt. A brick chimney is on the south side. The entrance has a pediment with column supports and a curved arch outlining the door transom. The entrance door is paneled and has sidelights and a fanlight transom. There are three steps to the entrance with the risers of brick and the tread of slate. The first story has two tripartite windows with end casements. The second story has two double-hung wooden windows with aluminum storms and fixed louvre shutters. Two additional smaller double-hung windows are adjacent to each other in the center with fixed louvered shutters. The north side attic has a smaller double-hung wooden window with an aluminum storm window.

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The garage is side gabled 2-bay structure with 2 garage doors and an addition and on the south end with a fixed window. The two bays to the north have wood overhead doors. When built, it was a single car garage. With the recent expansion, it has lost architectural integrity and is non-contributing.

**36 Potter Place 152.16-4-50**

**One contributing building and one contributing garage, both c. 1927.**

Dutch Colonial Revival style residence with a two-story center hall structure with a north side wing added in 1953, a gambrel roof with a full width second floor dormer with a shed roof and exposed rafter tails. A pent roof between the first and second floors is carried along the south side and the north side wing. The home has painted wood clapboard on the first floor and shingle siding on the second floor, a brick foundation and steps. The roof is asphalt. The pent roof connects with a pedimented entrance that has a curved arch that extends out to create the roof for the center entrance. Thin Doric pillars support the pediment. The door is paneled with a fanlight above and sidelights with four lights. There are two groups of three double-hung windows to the left and right of the porch. These groups have a large center window that is six-over-one sash and smaller windows to each side that are four-over-one. Upstairs there are three six-over-one windows. The south side has two square six-light windows and a group of four casement windows. The second floor has two double-hung six-over-one windows. There is a half-round fanlight at the attic level. The north wing above the pent roof has a balustrade above the pent roof. The windows of the wing are groupings of three double casement windows that have eight lights. The second floor has one double-hung window and an entrance. There is a half-round fanlight at the attic level.

The garage was originally one-bay with a single door that has been replaced with one large wood overhead door with 4 windows. A lean-to on the south end was added in 1953. It has wood clapboard siding and an asphalt roof. The main roof is a hipped with a shed roof over the lean-to. The building is contributing since the alterations were made during the period of significance.

**38 Potter Place 152.16-4-49**

**One contributing building and one non-contributing garage (due to loss of integrity), both c. 1930.**

This Colonial Revival style residence is a two-story symmetrical center hall side-gabled building with corner pilasters, frieze bands, cornice returns, a center entrance, a north-side two-story flat-roofed wing and a large two-story back addition with the gable end facing west. The siding is wood clapboard; the chimney on the north side is brick and the roofs are asphalt. The front entrance porch has a flat roof, a cornice, frieze band and two round Doric column supports. The paneled door has sidelights and an elliptical fanlight above. The porch and steps are brick. The south side has a small addition with a secondary entrance. The front façade windows are six-over-six double-hung sash. There is a pair of windows on either side of the entrance, both on the first and the second floor. Centered above the entrance is a single six-over-six double-hung window. The front windows have wood shutters with fixed louvers on the bottom three-fourths and an upper panel with a pine tree cutout. The side wing was originally an open porch with four Doric columns. The porch was enclosed and a contemporary hexagonal bay has been added to the front. There are no windows on the north side. An enclosed porch is also on the second floor. The second floor has two sets of eight-light casement windows in the front, six sets on the north. There are 2 attic level windows that are quarter-round fanlights that flank the chimney.

The garage was originally one-bay with a side gabled roof and a single overhead door. The structure has been expanded on the north side and a newer entrance door was added. The material on the roof is asphalt. With the alterations, the garage has lost integrity and is non-contributing.

**42 Potter Place 152.16-4-48**

**One contributing building and one non-contributing garage, both c. 1924.**

Colonial Revival style building that is a two-story asymmetrical side gabled residence with a north side-gabled wing and a one-story addition in the back. The siding is wood clapboard and a brick chimney is visible in the north end of the asphalt-clad roof. The façade entrance has a flat roof with dentils, brackets under the eaves and a frieze band, supported by square chamfered posts. The door has a sixteen-light upper over wood. The steps are wood with a wood railing. It has a

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south side entrance at ground level with a shed-roof overhang and open decorative bracket supports. The windows on the front and sides of the main structure are eight-over-eight double-hung sash. The ground floor windows have drip lintels with dentil detailing. There are stationary louvered shutters on the façade. The side wing has a non-historic hexagonal bay in the front and a group of two double-hung windows on the north side. The attic windows are paired double-hung windows.

The garage was originally built for one car was expanded and given a new wide overhead door. The building has a front gabled roof and a single rectangular window in the gable peak. A recent shed-roofed addition has been added on the north side, which includes an entrance door. The siding material is vinyl with an asphalt-clad roof. Due to alteration, the garage has lost the integrity and is non-contributing.

**44 Potter Place 152.16-4-47**

**One contributing building and one contributing garage, both c. 1929.**

Colonial Revival style, two-story symmetrical front gabled residence with a south side wing and entrance with a hip roof and a one-story rear addition; siding material is painted wood cedar shingles that flare out over the first story. The brick chimney is centered on the gable and the roof is asphalt. The street side of the house has two paired eight-over-eight double-hung windows on the first and second floors and paired six-over-six windows at the attic level. The side wing has two groups of eight-over-eight double-hung windows, a doorway and additional double-hung windows are inset under the roof. On the north side, first floor has paired square windows with six-lights and a set of casement windows. The second floor has two eight-over-eight double-hung windows.

The garage is a one-bay building with a front gabled roof and a single oversized wood overhead door with panels. It has a single light window in the gable peak. The material is Masonite clapboard and it has an asphalt-clad roof. The building retains its original form and much of the original materials.

**48 Potter Place 152.16-4-46**

**One contributing building ca. 1924 and one contributing garage, c. 1930.**

Colonial Revival two-story asymmetrical side gabled residence with a side-gabled wing and small one-story addition in the back; wood frame clad with vinyl. Roof is asphalt and has a brick chimney. The front entrance of the façade has a cantilevered porch covering with a curved arch supported by decorative brackets. The door is paneled with six-lights in the top half. The steps are slate with curved iron railings. It has a south side entrance at ground level with a shed roof overhang and solid bracket supports. The windows on the front (street side) and sides are one-over-one double-hung sash with stationary louvered shutters. The one story side wing has only aluminum storm windows.

The garage is one bay with a side gabled roof and a single oversized overhead door with panels and a row of 8 windows. The siding appears to be wood siding. The roof is asphalt roof. It retains its original form and much of the materials, making it contributing.

**50 Potter Place 152.20-2-87**

**One contributing building, 1924 and one non-contributing garage, rebuilt 2015.**

This home built in the Craftsman style is a one and one-half story bungalow with a two-story addition in the back with a side entrance and small gabled porch. The main house has a side gabled roof with a large front gabled dormer. The sloping roof creates the deep roof overhang that extends out over the front porch. Knee braces support the rake of the house. It is wood-frame with vinyl siding and an asphalt roof. The front door is oak with a large leaded window. There are double-hung windows in the front of the house. The first floor has two groups of three four-over-one windows and the second floor has two groups of six-over-one. There is a group of two square windows with six-lights and a group of three four-over-one double-hung windows on the first floor of the north side. The upstairs level has two square windows with six-lights. The south side has two of these same square windows on the first and second floor that flank the brick chimney.

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This garage was originally one bay that was expanded to accommodate 2 cars. In 2015, extensive changes were made adding a second story, ground level entrance, front dormer vinyl siding and a fiberglass roof. Due to recent alterations, it has lost the integrity and is non-contributing.

**52 Potter Place 152.20-2-86**

**One contributing building, one contributing garage, both built c. 1930.**

Colonial Revival style, two-story symmetrical side-gabled building with an inset center entrance; side wing has a hexagonal bay window and a one-story rear addition added in 1956. The siding material is unpainted western red cedar shingles and the roof is asphalt with a brick chimney on the north end. The entrance has a pedimented surround with a front gabled roof with a segmental curved underside. The entrance door is paneled and has sidelights with four-lights and a segmental arched fanlight. The entry has paneling on each side and the front has square pilasters. The stairs and the foundation are brick. Windows are eight-over-eight double-hung replacements; each has wood shutters; the bottom panels are fixed louvers, the top panel has harlequin diamond shaped cutouts. The attic level on the north side has quarter-round windows that flank the chimney. The south side has groupings of paired windows and a casement window. The second story has two double-hung windows. A half-round window is in the attic level.

The garage is a large, one bay side gabled structure with western red cedar shingles. It has a replacement full width overhead door that accommodates 2 cars, but is still one bay. The roof is asphalt.

**54 Potter Place 152.20-2-85**

**One contributing building, c. 1929/1936 and one contributing garage, c. 1929.**

Colonial Revival style two-story symmetrical side-gabled residence with a south side one-story wing and a large two-story addition on the west side, built in 1936. The siding material is unpainted western red cedar shingles and the roof is asphalt. The chimney, front stairs and foundation are brick. There are full-height Doric pilasters at each corner under a frieze band and cornice returns. The center entrance has a wood and glass storm door. The main door is paneled with sidelights, fanlight transom and squared pilasters. The porch roof has a half-round shape with a broken pediment supported by squared columns. The main windows on the front and sides are double-hung replacements with wood fixed louver shutters. The side wing has corner pilasters, large single-light and casement windows. The attic level on the south side has quarter-round windows that flank the chimney. The north side attic level has a half-round window with a center keystone detail.

The garage is a large 1-bay garage, side-gabled form with wood cedar shingle siding, and asphalt roof. The single garage door was replaced with a wide wood overhead door without windows, but retains its original form and much of the historic fabric.

**56 Potter Place 152.20-2-84**

**One contributing building c. 1929 and one contributing garage, both c. 1929.**

Tudor Revival style, two-story, front gable residence with a secondary gable that sweeps to the south creating a roof over the side wing; building is wood frame clad with vinyl siding and an asphalt roof. It has a red brick foundation, porch floor and steps. A porch is on the north side of the façade that has a steep gable roof and curved underside that is supported by fluted columns. The front door is of natural oak with a full-length leaded window. There is a side entrance at the ground level, with the same steep gable roof, supported by brackets. The windows are replacements of eight-over-one or six-over-one double-hung sash with one small casement towards the back of the house. The facade has a hexagonal bay with four double-hung windows. All windows have non-historic shutters.

The garage is a two-bay front gable structure with two overhead doors. The doors and siding are vinyl with an asphalt roof. It has a single vinyl clad double-hung window in the peak with shutters. It retains the original roof-line and form as built.

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**60 Potter Place 152.20-2-83**

**One contributing building and one contributing garage, both c. 1930.**

Colonial Revival brick residence on a double lot at the end of the Potter Subdivision; the building is two-stories, symmetrical in form with a side-gabled roof, a south side single story wing and a north side open veranda. Building features brick frieze bands and cornice returns. Roof is asphalt shingle. The center entrance to the home has a curved arch pediment with cornice returns supported by Doric columns and pilasters. The front door is paneled wood with an elliptical fanlight above and sidelights. These lights have decorative lead dividers. The north veranda has groups of Doric columns with three at the corners and two in the center. Raised brick is used to create a quoining at the corners and sills with a rowlock course and the lintels in a sunburst pattern. Double lines of soldier course make a ledge and water table between the brick foundation and the house. The windows are single or in groups of two and three double-hung six-over-six sash with lead dividers. The second floor windows have wood paneled shutters with half-moon cut-outs. On the south side attic level there are quarter-round windows that flank the chimney. The gables on the north end and on the garage have half-round windows.

The two-bay brick garage faces south and has a front-gabled roof and wood garage doors. The garage shares decorative features with the house that include frieze bands and cornice returns. The garage has double-hung windows in the east and north and a small window in the gable peak on the north and south elevations.



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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Areas of Significance**

(Enter categories from instructions.)

Community Planning & Development

Architecture

**Period of Significance**

1858-1953

**Significant Dates**

1858, 1910, 1953

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**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 district's period of architectural significance is from 1858 to 1953, encompassing the years from its beginnings as the home and property of Potter Family to its development as a residential street and public park.

**Criteria Considerations (explanation, if necessary) N/A**

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

The Potter Historic District is significant under Criterion A in the area of community planning and development as an illustration of upper and middle-class residential development in the village of Fairport in the early twentieth century. In the mid to late nineteenth century, Fairport's location on the Erie Canal and the arrival of the New York Central Railroad leveraged growth of thriving commercial and industrial businesses, resulting in a rapidly expanding population and a demand for housing, which continued into the twentieth century. A number of subdivisions were created, one of them being the Potter Place Subdivision on six acres of the Potter Estate, recorded with the Monroe County Clerk's office in 1910. Owned by the Potters, one of Fairport's most affluent and influential families, their sixteen-acre estate was a substantial parcel that represented approximately 5 percent of the acreage of the village. The Potters marketed the subdivision to potential upper middle class clients by offering sizeable lots overlooking the park-like setting of their remaining estate with amenities such as sewers, plumbing, electricity and easy access to main roadways. Alfred and Huldah Potter and their three children, Fred, Alice, and Bertha, were a community-minded family, supporting many organizations within the village. They also regularly made their property available for community events (fireworks, games and parties) for the benefit of village residents. At the beginning of World War II, Fred Potter also made a substantial amount of the property available for community Victory Gardens, which continued after his death in 1943. In his will, Fred Potter left the remaining ten-acres of the Potter estate to the village and the "youth of Fairport."<sup>1</sup> The village converted the Potter mansion into a community center and created Potter Memorial Park (now known as Potter Park) with a playground and baseball diamonds, using the barn for a teen center. The park remains a focal point, aesthetically and for activities, for village and town residents.

The Potter Historic District is also significant under Criterion C for its collection of historic architecture that defined the new subdivision and its relation to the Potter estate. The Potter Mansion established a trend of high style design with the original house being updated in 1871 and again in 1893. By the early twentieth century, higher standards for comfort and convenience were combined with new technologies employed in new construction. Central heating, gas or electric refrigeration, electric wiring, gas stoves, tiled kitchens, shower baths, and concrete cellar floors became standard in home construction during this period. The residents of the new subdivision were more interested in comfortable homes than mansions, resulting in a number of stylish houses lining the street. The house styles were made popular by national publications such

<sup>1</sup> Sue Roberts, "The Potters: Their Timeless Gift to Fairport," *Perinton-Fairport Post*, December 6, 1989.

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as *Better Homes and Gardens* magazine, which disseminated modern design ideas across the United States in the beginning of the twentieth century. In 1927, the *Rochester Democrat and Chronicle* newspaper illustrated two styles of houses, one being an English Cottage and the other an English Colonial, a style readily found on Potter Place. Many of the houses were built with sunrooms and screened porches, taking advantage of the open space found in Potter Memorial Park, which was viewed as an important healthful asset for the neighborhood. Most of the Potter Subdivision houses came with detached garages, indicating that the owners were part of the growing number of automobile ownership that increased nationally from approximately 8,000 cars in 1900 to 26.5 million by 1930.

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

### **Early History of Fairport**

Following the 1789 survey of the Phelps and Gorham Purchase, Glover Perrin purchased land in what would become the Village of Fairport. The Phelps and Gorham Purchase was a portion of Western New York between Seneca Lake, the Genesee River, Lake Ontario and the Pennsylvania border consisting of 1.6 million acres of land that was being surveyed and sold off for settlement. Glover Perrin and his brother, Jesse, were two of the surveyors and the land that became the Town of Perinton (incorporated in 1812) was named in their honor. Early settlements were established by 1800 and included Perinton Centre, Egypt, and Bushnell's Basin.

Once construction of the Erie Canal reached the area (1822), villages along the completed canal saw the benefits, resulting in a dramatic increase in population. The village at Fullam's Basin along the canal was an important center of commerce. The canal was only completed to Bushnell's Basin to the southwest so travelers had to leave the canal at Fullam's to continue on to Rochester by stagecoach. When the canal was completed in 1825, travelers could continue on by boat to other canal towns to the west and Lake Erie. Farmers could easily ship produce on freight boats to nearby mill towns such as Rochester and even to more distant ports of Buffalo or New York City.

In 1822, Fairport was described as consisting of "seven log houses, one block and one frame house." In 1829, the post office moved from Fullam's Basin to Fairport, a clear indication that Fairport had eclipsed its neighbors as a central point of development. In 1848, Fairport's population was roughly 200, with early residential development occurring along North and South Main Street and east of Main along Pleasant, Parker and High streets. South of the canal was Church Street, known at one time as the Rochester Road, which ran east to west through the village. Other early streets were Cherry Street (renamed West Avenue) and West

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Street. By 1867, Fairport was incorporated as a village with a population of 1,000, which nearly doubled to 1,920 by 1880. By 1861 Fairport was a thriving community, eventually incorporating as a village in 1867.

Adding to its prosperity was the arrival of the New York Central Railroad, which crossed Main Street just north of the canal, completed in 1853. As a result of improved transportation, the DeLand Chemical Company, Cobbs Preserving Company, and the G. C. Taylor Company (manufacturers of liniments and medicinals) were among the first industries to establish in Fairport, joining with farmers in taking advantage of easy rail and canal transportation for shipping raw materials and finished products. By the 1870s, the DeLand Chemical Company was acknowledged as the most important industry in the village, employing 100 workers. Founded in 1852 by Daniel B. DeLand and his wife, Minerva Parce DeLand, the company produced saleratus (baking powder) at its location on the north side of the Erie Canal near Main Street. By using both the canal and the railroad, the company shipped its products nationwide and into Canada. In 1893, disaster struck when fire destroyed the factory. A new factory was built but the company never fully recovered and went out of business in 1903.

Although the demise of the DeLand Chemical Company was a loss for Fairport, other industries continued to thrive into the twentieth century, allowing the village to retain a healthy employment base and continue its steady growth. Manufacturing cans for canning replaced baking soda as Fairport's most important industry. In 1872, Ezra Edgett opened a can factory along the south side of the canal, east of the Turk Hill Road Bridge. Edgett sold the business in 1881 to his cousin, Amos Cobb, and the Cobb Preserving Company was established. Amos's son, George, worked with experts to perfect the production of solderless cans and established the Sanitary Can Company in the former Cox Shoe Factory on Parce Avenue in 1904. By 1908, the business, employed 250 workers, and remained a major employer in the area for over 80 years.

Another important Fairport business was the American Fruit Products Company, opened in 1906. It manufactured cider and cider vinegar and its owners purchased the former Deland Chemical plant. Robert Douglas, one of the founders, had a particular interest in developing a process to produce pectin extract from apples, and formed the Douglas Packing Company in 1911 for this process.<sup>2</sup> In 1921, the company started manufacturing pectin in a bottled form for home use under the name "Certo" and began a major advertising campaign to introduce the merits of the product to home canners, selling 1,500,000 bottles in 1921 and 7,000,000 in 1922. "Sure-Jell," a powdered form of pectin, was also developed at the Fairport factory. In 1947,

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<sup>2</sup> Other two founders were Earl J. Neville and John J. Clingen (60 Potter Place). Douglas applied for a patent for his process in 1913. See Marjorie Merriman Snow, "In Perinton's History, Certo Boomed Fairport," *Fairport Herald-Mail*, March 23, 1966, 4.

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Certo production was moved to Albion (Orleans County), ending Fairport's role in manufacturing products for home jelly and jam production.

### **CRITERION A: Development of Fairport**

As an incorporated village in Monroe County, Fairport became a key municipality located roughly halfway between Rochester to the northwest and Canandaigua (Ontario County) to the southeast. Being roughly twenty miles from Rochester (Monroe County) had an impact on the village's growth well into the twentieth century, first being connected by milling and later by industry and transportation. In 1906, the Rochester, Syracuse and Eastern Electric Railroad built a trolley line, directly competing with the railroads for commuters traveling to Rochester and points east. Automobiles also became a growing presence as increased production and affordability allowed more of the middle class to own one. In 1920, an estimated 700 to 800 automobile owners lived in Fairport, giving them the ability to work outside of the village. Increased mobility allowed people to move to the less crowded villages and hamlets around the Rochester, which was experiencing a housing crunch, as more workers found employment in the new industries opening along the outskirts of the city. Towns and villages along the city lines benefitted from this need for housing, one of them being Fairport.

Prior to this, Alfred B. Potter and his wife, Huldah, purchased a house, carriage barn and surrounding land from Marthana F. Bloomfield, on March 24, 1871, located at 53 West Church Street in Fairport. They purchased an adjoining small plot later that year for a total of sixteen acres, a substantial amount of land in a village of 200 acres. The house on the property was said to be the first brick home in Fairport, built in the Italianate style in 1858 by local businessman Spencer Philbrick and later owned by the Bloomfields (1865 to 1872). In 1873, Alfred and Huldah Potter had it extensively remodeled, adding a mansard roof. They expanded the house again in 1886 and 1893, adding a third story and a new roof. The local newspaper also noted that in 1886, "Mr. A.B. Potter is opening a road to the south from West Church Street, through his property to the new street south, opened a year ago by T.L. Hulbert and Mr. Brooks. The ground is being graded and placed in fine shape, and will make some very fine building lots. This opens up enough new territory to the south and south-west so that our Village will easily grow to 5,000 inhabitants, and have plenty of room not only to turn around, but live comfortably."<sup>3</sup>

As one of the most affluent families in Fairport, the Potter family had a substantial impact on the physical and cultural development of the village. Through the inherited wealth of the Potter family patriarch, Henry Sayles Potter, his son Alfred, and daughter-in-law Huldah (Hulda) were able to purchase the 53 Church Street property in 1871, where they raised three children: Alice (Alice Potter Howard, 1869-1935), Bertha (Bertha L.

<sup>3</sup> "Village and Vicinity Notes," *Monroe County Mail* October, 21, 1886,3.

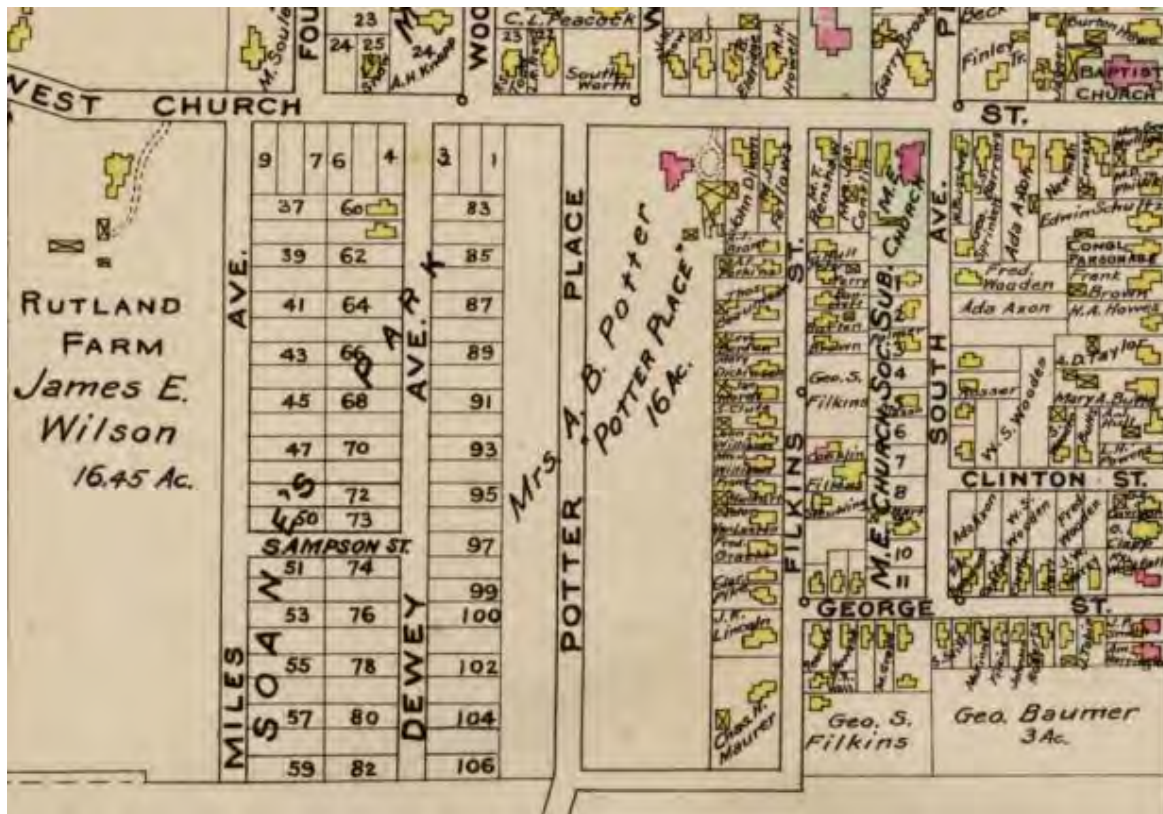
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Rusling, 1873-1935), and Fred (Frederick T. Potter, 1870-1943).<sup>4</sup> Alfred was a Fairport village trustee, elected March 11, 1873 and served for two years.<sup>5</sup> He was also a trustee of the Methodist Episcopal Church, and Bertha was a steward at the church. Articles in the *Fairport Herald* noted much community activity on the part of Fred Potter, including being Democratic Party election inspector, 1893; treasurer of the Epworth League of the Methodist Church, 1896; president of the YMCA baseball club, 1897; member of the Fairport Hook and Ladder Company, 1897; host of the high school football game on the Potter grounds, 1899; financial manager of the High School Athletic Association, 1899; and manager of the local baseball team noted in 1901 with involvement through the 1910s. In the 1920s, Fred made gifts to establish a youth band and to support Halloween Fest activities. In 1938, Fred Potter was officially recognized by the community for his generosity in allowing the Potter Estate to be used for fireworks displays, community ball games and private parties for the benefit of village residents.



1902 map

<sup>4</sup> "Death of a Respected Citizen; Alfred B. Potter Passed Away," *Monroe County Mail*, August 13, 1896, 6.

<sup>5</sup> Village of Fairport Records Research, Fairport Village Clerk.

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## The Potter Subdivision

In addition to creating an estate, the Potters saw the advantage of subdividing and selling part of their land for profit. From 1873 to 1902 various landowners set up eight subdivisions on the south side of the canal. George Sanford established Fairport's first registered subdivision east of the Potter estate, laid out in 1873 on property bordered by Whitney Road, North Main Street, East Street and Sanford Street (now East Avenue). Initially, the subdivision was approved for seventeen lots, but it was increased to ninety-five lots by 1902. The Joseph Yale Parce Subdivision was the second registered subdivision in Fairport (1874). It was located in the northeast corner of town lot 44 and consisted of fifty-nine parcels. The subdivision was bordered by Whitney Road, Barnum, and Parce Ave.

In 1886, Alfred Potter opened a road south through his property from West Church Street, calling the new Street "Potter Place." The street, along with another street opened a year earlier by T. L. Hulburt and Mr. Brooks, were reported in the *Fairport Herald Mail*, as being improved with the ground being "graded and placed in fine shape, and will make some very fine building lots. This opens up enough new territory to the south and south-west so that our village will easily grow to 5,000 inhabitants, and have plenty of room not only to turn around, but live comfortably."<sup>6</sup> According to a 1902 plat map, a plan was in place to divide the land on the west side of Potter Place. Just west was the Sloane's Park Subdivision, which divided the new streets of Dewey Avenue and Miles Avenue into lots. Further west of Potter was the Hulburt Subdivision, established in 1881. By 1924, the Sloane's park area was divided into the Charles Christler and Fairmont Terrace Subdivisions. Between 1902 and 1929, the building boom experienced by the village resulted in at least sixteen subdivision applications, a significantly higher number than during the previous thirty years.<sup>7</sup> A 1912 *Monroe County Mail* headline read "Fairport Continues to Grow Rapidly During Past Year, Many New Homes are Made Necessary by Increasing Population" and went on to state that building operations "exceeded all records in the history of Fairport with sixty homes built in the previous year."<sup>8</sup>

Alfred Potter died in 1893 before he could move on with his subdivision plans, leaving the road as the only improvement to the property. His widow, Huldah, became the owner of the property and in June 1909, she had the subdivision surveyed by R.E. Gaskin (June 16, 1910) and had twenty-one lots laid out with two on West Church Street and nineteen facing Potter Place. Some lots were larger than others. Lots 1 and 2 were 70.5 feet by 150 feet; Lots 3 through 20 were each 66 feet by 140.98 feet; Lot 21 was 61.1 feet wide. The lots were

<sup>6</sup> Local Affairs; Ink Drops." *Fairport Herald*, October 22, 1886, 3.

<sup>7</sup> "Early Subdivisions of Fairport," *Historigram Newsletter*, Perinton Historical Society, Vol. XLI, No. 2, No. 3 and 4.

<sup>8</sup> "Fairport Continues to Grow Rapidly..." *Monroe County Mail*, December 28, 1912, 2.

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sold individually or in small groups to developers between 1909 and 1928. Some of the transfers were subject to restrictions stating that the lots could not be subdivided and with lots 13, 14, and 15, no dwelling was to be erected on any one of said lots at a cost of less than \$6,000. The first seven lots were developed between 1909 and 1913. After a ten-year pause, twelve more houses were completed on the remaining fourteen lots between 1923 and 1930.

Many of the initial owners were prominent residents of Fairport who worked at executive positions in the local industries, such as American Can and the Douglas Pectin Corporation, and the Fairport National Bank. Others were professionals or managers employed outside of Fairport, commuting via car or trolley to Rochester and other places in Monroe County to companies such as Rochester Gas and Electric, Delco and the Harrison Company or to teach in local colleges and universities. Residents of Potter Place included Robert L. Dudley,

president of the Dudley-Hanby Lumber Company; George C. Hardiman, owner of George C. Taylor Company; Thomas Pierce of the Pierce Product Company (manufacturing mayonnaise); Oscar Williams and Bernal O. Castor, local contractors; and Dr. Earl G. Whipple, a veterinarian. Six individuals held local executive positions: John Clingen, founder and treasurer of the Douglas Pectin Corporation; Edward Brown, an executive of the American Can Company; Daniel Brown Deland, assistant to the vice president of the American Can Company; Frank Shepard, president of the Fairport National Bank and Trust; Roy Harmon, who owned the Fairport Airport on Marsh Road; Peter Doyle, a salesman for the American Can Company. Harold Parce, Duane Crichton, LeRoy G. Ghent and Warren Hopkins also worked for at the American Can Company. Lee Sutherland was a banker for Genesee Valley Trust Company. Edward McGinnis was a bank cashier for the Fairport National Bank and Henry M. Crockett



1924 map showing Potter subdivision



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worked for the Neun Box Factory. Other residents included Dr. Arthur Kohler, a dentist, and James Finnegan, an electrician and who also taught at Edison Technical School. Edgar M. Jewell was a former drug store owner who worked as traveling salesman for a New York City pharmaceutical company.

## Potter Park

After his mother Huldah died in 1925, Fred Potter inherited the estate and continued to live in the mansion. He had a fondness for automobiles, owning one of the first cars in Fairport, a six-cylinder 1905 Ford. He was seen frequently out riding in his chauffeured vehicle. He was also passionate about baseball, especially with his long volunteer commitment to youth baseball in the village. When America entered World War II, he made a substantial amount of acreage in his property available for community Victory Gardens, a use that continued after his death in 1943 until the end of the war in 1945.

With his death at age seventy-two, Fred left behind an estate of approximately \$250,000. In his will, his personal library, his mahogany bookcases, and \$5,000 were given to the public library, as well as money left to several churches, Mount Pleasant Cemetery (where the Potters are buried) and others. He left \$1,000 to the fire department for equipment for its second-floor clubroom, but the bequest that had a lasting impact was the gift to the village and the "youth of Fairport" of \$50,000, the mansion, carriage barn, and ten acres of land surrounding the home. The village was also given \$45,000 in trust, with interest income to be used for upkeep and maintenance of the Potter buildings. At that time Potter's attorney, Elliott R. Fisk, felt that there would be about a three percent return on the trust money. The trust allowed for an additional \$5,000 for changes to the landscaping. Up to one-fourth of the land could be sold for residential purposes with the income from the sale added to the trust fund. The village had six months to accept the offer and three years to implement it. If no suitable use was found for the house in three years, the property could be sold.

After formal discussions with the village trustees and the residents of Fairport, the village board voted unanimously to accept Fred Potter's bequest. The gift was well received and two local ministers spoke of "what the acceptance of the property can mean to the youth of the community in the matter of recreation, enlarged playground facilities, not to lose the fact of spiritual values sure to come."<sup>9</sup> A planning committee studied the gift to determine how to best use it and decided to turn the mansion into a community center. Henry Martin was hired as the architect, and Youngman & Williams was the general contractor for the interior remodeling to convert the building, which opened as a community center on September 1, 1944. The carriage

<sup>9</sup> "Little or No Opposition to Acceptance of Potter Gift," *Fairport Herald-Mail*, August 5, 1943, 1.

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barn became a teen center and a playground was built on part of the land, opening on July 4, 1944.<sup>10</sup> The playground was open to everyone but the teen center was for members only, with membership open to any town resident between the ages of thirteen and nineteen. After the war, the grounds became a village park.

### Criteria C: Architecture

Both Potter Park and the Potter Subdivision represent the extent of the Potter Estate and the Potter Historic District. Even though the mansion predated house construction in the subdivision, both had a common history through the Potter Family and all of the buildings reflected the tastes and lifestyles of the original occupants and the desire for the latest trends in house design. The house bought by Alfred and Huldah Potter in 1871 was an 1858 picturesque Italianate house, seen by the couple as needing updating and expanding to suit their position in the community and raise their children. They began an extensive renovation in 1873, updating the house in the current (at the time) Second Empire style, which took its inspiration from the rebuilding of Paris during the reign of Napoleon III (1852-70). The style made its appearance in the United States in the mid nineteenth century and was particularly favored during the boom period following the Civil War. The mansard roof became the signature feature of the style, which made good use of the attic space. It also provided a large exterior palette for prominent cornices, ornate cresting, projecting pavilion fronts and round dormers that were seen in private homes and row houses across the country. In 1886 and again in 1893, the Potters renovated the house to include new features such as a gambrel roof on the west end of the house with shingled ends and Palladian style windows, more indicative of the Colonial Revival fashion.

After the Potters opened the street named Potter Place in 1886, a six-acre subdivision followed on the west side of the street lands with house construction commencing around 1908. Many of the new property owners likely commissioned local builders and carpenters to construct the houses in the subdivision with supplies from one of the many local lumberyards in Fairport. (A majority of the buildings in the district are wood frame.) Restrictions were placed on some of the deeds and several may have been built by the same builders, as evidenced by common features, uniform setbacks and similar scale of the structures. Additional research needs to be done to confirm the involvement of particular builders/architects.

For the subdivision, the house styles used were interpretations of the popular styles of the day, specifically Neoclassical Revival, Prairie School, Colonial Revival, as well as Arts and Crafts with four Craftsman styled homes. Information about the house styles was readily available through newspapers and other publications such as *Better Homes and Gardens* magazine. Catalogs advertised house plans and in the 1920s, the

<sup>10</sup> Sue Roberts, "The Potters: Their Timeless Gift to Fairport," *Perinton-Fairport Post*, December 6, 1989.

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*Rochester Democrat and Chronicle* newspaper regularly offered a house design contest and tours of model homes of the design winners.

The houses in the subdivision that were built during the 1920s were primarily two-story rectangles in plan with a wing. Houses that shared the same form differed from their neighbors with variations expressed in the details and porch styles, echoing a common practice in house design. For example, the houses at 56 and 44 Potter Place are two-story homes with a south side wing and a two-bay front facing gable. The house at number 56 has an applied steep pitched roof overhang added to the front wall, which slopes dramatically to incorporate the shed roof of the wing, following the Tudor-Revival style. Both houses were built around 1928. Another example of similar houses with variations in detail is seen in the neighboring houses at 34 and 36. Both are two-story end-gabled rectangular plans with center entries and one-story wings. Number 36 has a pent roof overhang added to the sidewalls to make the second floor appear as a dormer.

In the early twentieth century, higher standards for comfort and convenience combined with new technologies were demanded by new homeowners. Central heating, gas or electric refrigeration, electric wiring, gas stoves, tiled kitchens, shower baths, and concrete cellar floors became standard in home construction during this era.<sup>11</sup> Additionally, in the first two decades of the twentieth century, the Arts and Crafts philosophy guided builders and homeowners in the selection of crafted materials for architectural elements (ceramic tile, leaded and stained glass, wrought iron, etc.). By the 1920s, the machine aesthetic more insistently dictated poured concrete, concrete blocks, stucco, metal on lath, drywall, factory-built windows and other elements of industrialized technology.<sup>12</sup> Builders provided houses with garages to accommodate another homeowner demand, reflecting the increase in automobile ownership in the early twentieth century. Most of the houses on Potter Place had detached garages built contemporary with the house.

Most of the houses in the subdivision followed the popular Colonial Revival style. Colonial style houses were popular since the 1876 Centennial Exposition in Philadelphia, which restored an interest in all things "colonial." The style competed for popularity with a number of other building designs (Queen Anne, Shingle Style, Romanesque, etc.) throughout the late nineteenth century and into the early twentieth century. An influx of immigrants from southern and eastern Europe coincided with the initial popularity of the style and by the turn-of-the-twentieth, Colonial Revival architecture was looked at as a way of reinforcing what was truly American and as representing the past of the Pilgrims, George Washington, the Spirit of '76. Although the Colonial Revival represented a call to historicism and nostalgia, it was equally a style that was easily adapted to the

<sup>11</sup> Dell, Upton, *Architecture in the United States* (New York: Oxford University Press, Inc. 1998), 99.

<sup>12</sup> Karal Ann Marling, *George Washington Slept Here, Colonial Revivals and American Culture, 1876-1986* (Cambridge, MA: Harvard University Press, 1988) 153; Upton, *Architecture in the United States*, 1.

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modern American home by having a historic exterior with modern conveniences on the interior. By 1920, "colonial" houses appeared in suburban neighborhoods and remote vacation retreats as the middle class found comfort in its recognizable forms after the upheaval of the First World War.<sup>13</sup> In 1926, the Colonial Revival movement got a boost from the national attention paid to the Rockefellers and the restoration of Colonial Williamsburg.

During the 1920s, the Colonial Revival houses built on Potter Place generally the forms of a two-story building with a side gabled roof featuring boxed eaves and even fenestration. One variation of the form had a front gabled roof. Another variation was with central or side hall plans, all with accented entrances. Almost all had simple classical details such as fanlights and classical columns and were excellent examples of the interpretation of the style in a modest form. In 1953, a new variation of the Colonial Revival appeared on Potter Place in the form of the Cape Cod cottage at number 26 as a one and one-half story building with a cross gabled roof with a front gable and a dormer in the side wing roof. The Cape Cod house had its colonial beginnings as a type that was popular throughout coastal New England and on eastern Long Island and was first noticed by travelers through the region. One of the travelers, the Rev. Timothy Dwight, was credited with coining the term "Cape Cod Cottage" during his travels in the late eighteenth and early nineteenth centuries. The Cape Cod form made a re-appearance during the "Small House" movement of the early twentieth century and increased in popularity during the 1930s, as this Colonial Revival form was simple and lacked the historically referenced details seen in other versions.

Another style common in the subdivision was the Tudor Revival, which was loosely based on medieval English prototypes. Common features used were faux half-timbering, steeply pitched roofs and asymmetrical forms. It was mainly in vogue during the 1920s until a reemergence of the Colonial Revival challenged its popularity.<sup>14</sup> Tudor Revival, best described as picturesque, was introduced in America in the late nineteenth century through a number of books that featured images and drawings of Tudor era houses in England. It increased in popularity after World War I when new ways of mimicking stone and masonry with stucco were developed. One Tudor Revival home at 56 Potter Place is a modest vernacular expression of the style: two and one-half stories in height, front gable roof with overlapping eaves, and side hall plan.

Another style seen on the street is the Prairie style, seen in the house at 14 Potter Place with its hipped roof. The Prairie style, which was popular between 1910 and 1920, was most associated with Frank Lloyd Wright and other architects in the Chicago area that were grouped as the Prairie School. The style used horizontal lines to complement the long flat horizon of a prairie landscape. Rooflines tended to be low pitched with one-

<sup>13</sup>Dell Upton, *Architecture in the United States*, 81; Carole A. Rifkind, *Field Guide to American Architecture* (New York: Penguin Group, 1980), 62 & 66.

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story porch roofs often supported by massive square porch piers. Groups of windows helped to bring the outdoors inside. The house at 14 Potter Place features these elements of the Prairie style along with grouped and tapered rafter tails typically found in the Craftsman style, another design seen on Potter Place that was part of the Arts and Crafts movement at the turn-of-the-twentieth century, emphasizing simple forms and natural materials.

Major proponents of the Arts and Crafts movement in America were Elbert Hubbard in East Aurora (Roycroft), Charles and Henry Greene of California and Gustav Stickley in the Syracuse area. The Arts and Crafts style was a direct antithesis to the overwrought and excessively detailed houses of the Victorian era.<sup>15</sup> Stickley believed that America was “in search of a simpler and more ‘honest’ mode of life, and [sic] needed a form of architecture that was planned and detailed with a new clarity and directness without adventitious ornament.”<sup>16</sup> Stickley spread the philosophy of the Arts and Crafts movement to a broader audience through print media and his magazine, *The Craftsman*, illustrated design concepts small and large. The Greene brothers introduced the Craftsman bungalow around 1903. Their designs had a profound influence on house design and could be found in pattern books all over the country through the 1930s. The house at 50 Potter Place was built as a Craftsman bungalow with a one and one-half story form with a shallow side gabled roof and a front porch with a large centered dormer. It had a center hall plan and featured brackets and a wood shingle exterior (now covered by vinyl). A grouping of three Craftsman houses (16 to 24 Potter Place) illustrated the variety within the style. All were built in the 1910s, when the street was first developed. All are two and one-half stories with two having hipped roofs and one with a front gable.

One of the first houses built was at 10 Potter Place following a Neoclassical form. Neo-Classical was popular from 1900 until 1920 as a return to classic Greek and Roman forms and details reappeared after the 1893 World's Columbian Exposition featured it in Chicago. Classical columns were in 10 Potter Place used to support full-height porches. Elaborate doorways with classical decorative surrounds were based on interpretations of Greek, Adam or Georgian details. Neoclassical details found on 10 Potter Place included an arched hood over the entry door, paired and tripled window groupings, an arched dormer, Doric order pilasters at the corners and a two-story side porch with Doric columns.

In general, the houses on Potter Place attest to original homeowners' preference for what was popular and a desire to blend in with the neighborhood. Most of the buildings retain a large degree of integrity and some are excellent representative examples of a particular style. The pairing or grouping of several similar style

<sup>14</sup> Alan Gowns, *Styles and Types of North American Architecture* (New York: HarperCollins Publishers, 1992) 256-257.

<sup>15</sup> Daniel D. Reiff, *Houses From Books* (University Park, PA: The Pennsylvania State University Press, 2000), 172.

<sup>16</sup> Ibid.

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buildings illustrates the skills of the builders and the endless possibilities for varying details available to the homeowner. The overall integrity also attests to the current building owners' sense of history and their willingness to maintain the historic appearance of the district.

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US Federal Census 1850, Pittsford, NY

US Federal Census 1910, 1920, 1930, 1940. Fairport, NY.

NYS Census 1910, 1915, 1920, 1925, Fairport, NY.

**Maps**

Atlas of Monroe Co., New York. Town of Perinton. Frederick W. Beers, 1872.

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Map of Monroe Co., New York (North-west). Philadelphia; John E. Gillette, 1858.

Plat map of Monroe County, NY Plate 32. Philadelphia: J.M.Lathrop & Co., 1902.

Plat book of Monroe County, NY. Plate 15. Philadelphia: G.M. Hopkins Co., 1924.

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Village of Fairport Parcels Map, 2014.

**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: Village of Fairport

Historic Resources Survey Number (if assigned):

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**10. Geographical Data**

**Acreage of Property** ±15.77 acres  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>300964</u> Easting	<u>4774659</u> Northing	3	<u>18N</u> Zone	<u>300840</u> Easting	<u>4774242</u> Northing
2	<u>18N</u> Zone	<u>300948</u> Easting	<u>4774246</u> Northing	4	<u>18N</u> Zone	<u>300802</u> Easting	<u>4774244</u> Northing
5	<u>18N</u> Zone	<u>300816</u> Easting	<u>4774665</u> Northing	6	<u>        </u> Zone	<u>        </u> Easting	<u>        </u> Northing

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

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

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary is the same as for the period of significance.

**11. Form Prepared By**

name/title Doris Davis-Fritsch, Chair; Cara Meyers; Norm Schillaci; Charles Smith, and Jean Whitney(retired),  
commission members

organization Fairport Preservation Commission date 23 March 2017

street & number 31 South Main St telephone N/A

city or town Fairport state NY zip code 14450

e-mail doris.davis-fritsch@fairportny.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.)

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**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: Potter Historic District

City or Vicinity: Fairport

County: Monroe State: New York

Photographer: Virginia L. Bartos

Date Photographed: 20 July 2016 & 6 March 2017

Description of Photograph(s) and number:

- 0001 of 0016: Potter Mansion viewed from West Church St., view looking south.
- 0002 of 0016: Mansion south elevation and non-contributing outhouse, view looking north.
- 0003 of 0016: North elevation of Potter Carriage Barn, view looking south.
- 0004 of 0016: Non-contributing youth center, view looking southeast.
- 0005 of 0016: Rebuilt (non-contributing) Veterans Memorial, northwest end of Potter Park, looking south.
- 0006 of 0016: Community garden and non-contributing shed, view looking southeast.
- 0007 of 0016: 69 & 73 West Church St, north end of district, view looking southwest.
- 0008 of 0016: Streetscape view from 10 Potter Place looking southwest.
- 0009 of 0016: 16 to 24 Potter Place, looking southwest.
- 0010 of 0016: 24 & 20 Potter Place.
- 0011 of 0016: 26 & 28 Potter Place, view looking west.
- 0012 of 0016: Looking northwest from 42 Potter Place.
- 0013 of 0016: Looking southwest from 48 Potter Place.
- 0014 of 0016: 50 & 52 Potter Place, view looking southwest.
- 0015 of 0016: Streetscape view of south end of Potter Place, view looking northwest.
- 0016 of 0016: 60 Potter Place, view looking west.

**Property Owner:**

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

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

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

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

Potter Historic District

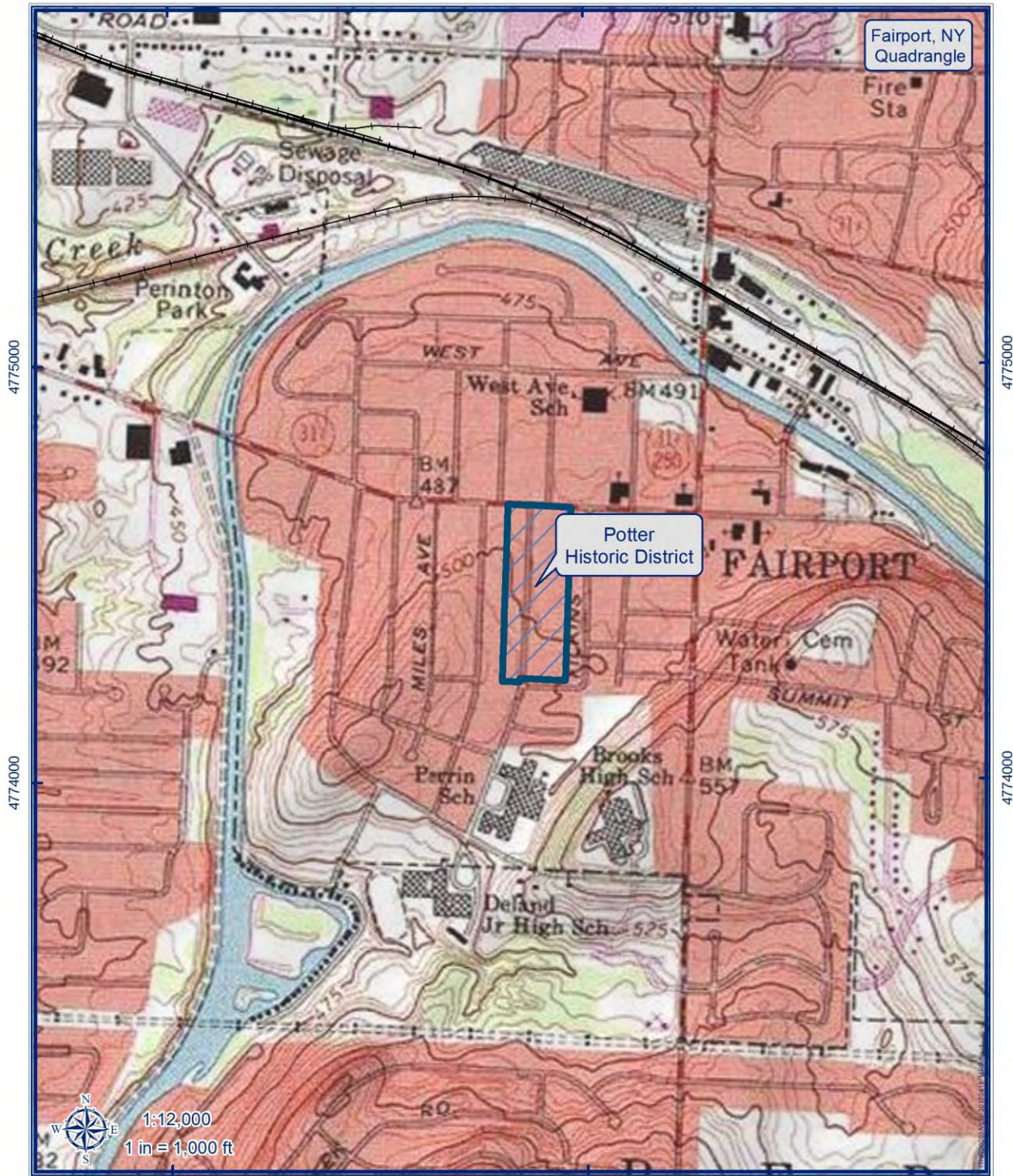
Monroe County, NY

Name of Property

County and State

### Potter Historic District

Town of Fairport,  
Monroe County, NY



1:12,000  
1 in = 1,000 ft

300000

301000

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



Parks, Recreation  
and Historic Preservation

Potter Historic District

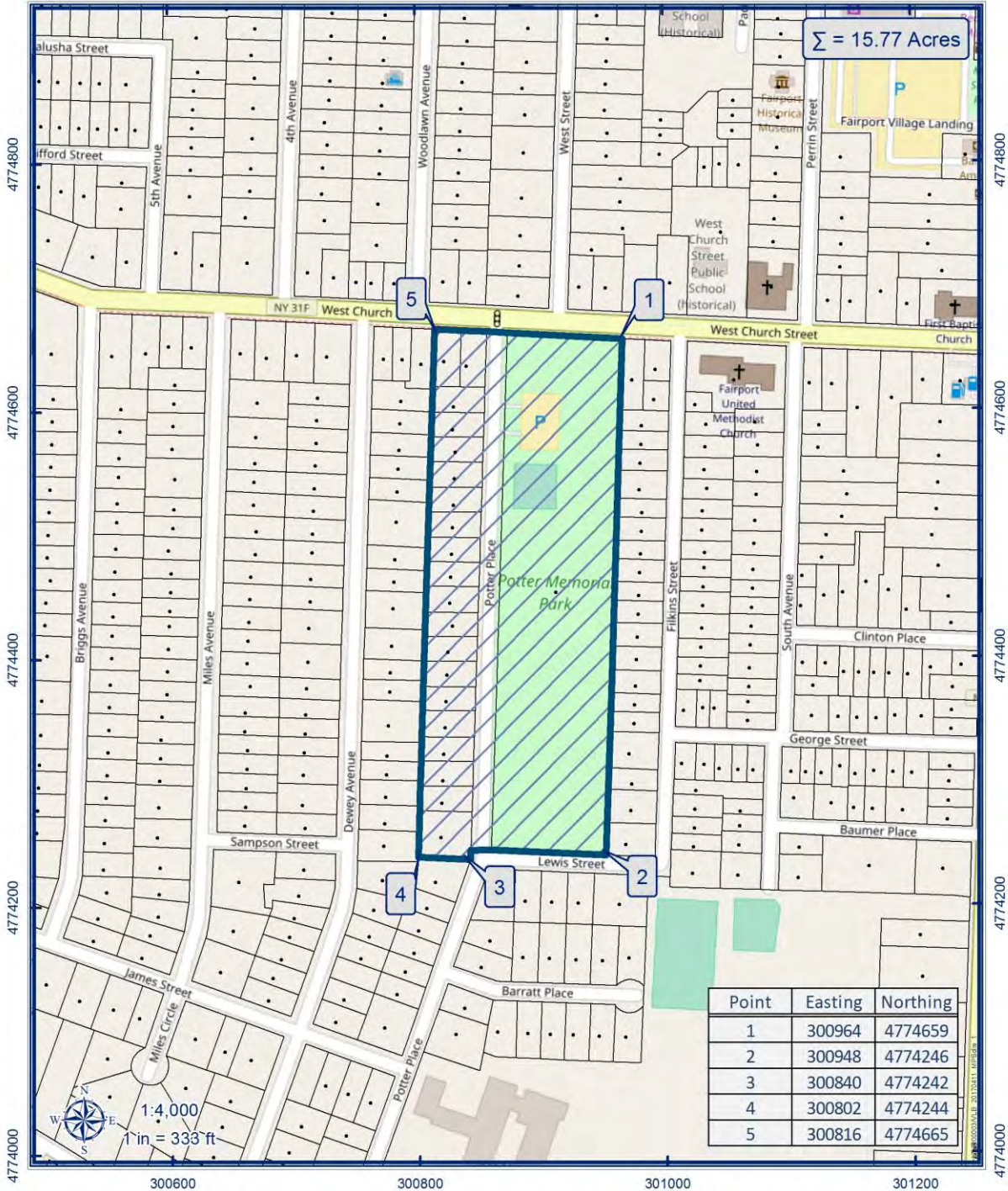
Monroe County, NY

Name of Property

County and State

Potter Historic District

Town of Fairport,  
 Monroe County, NY



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

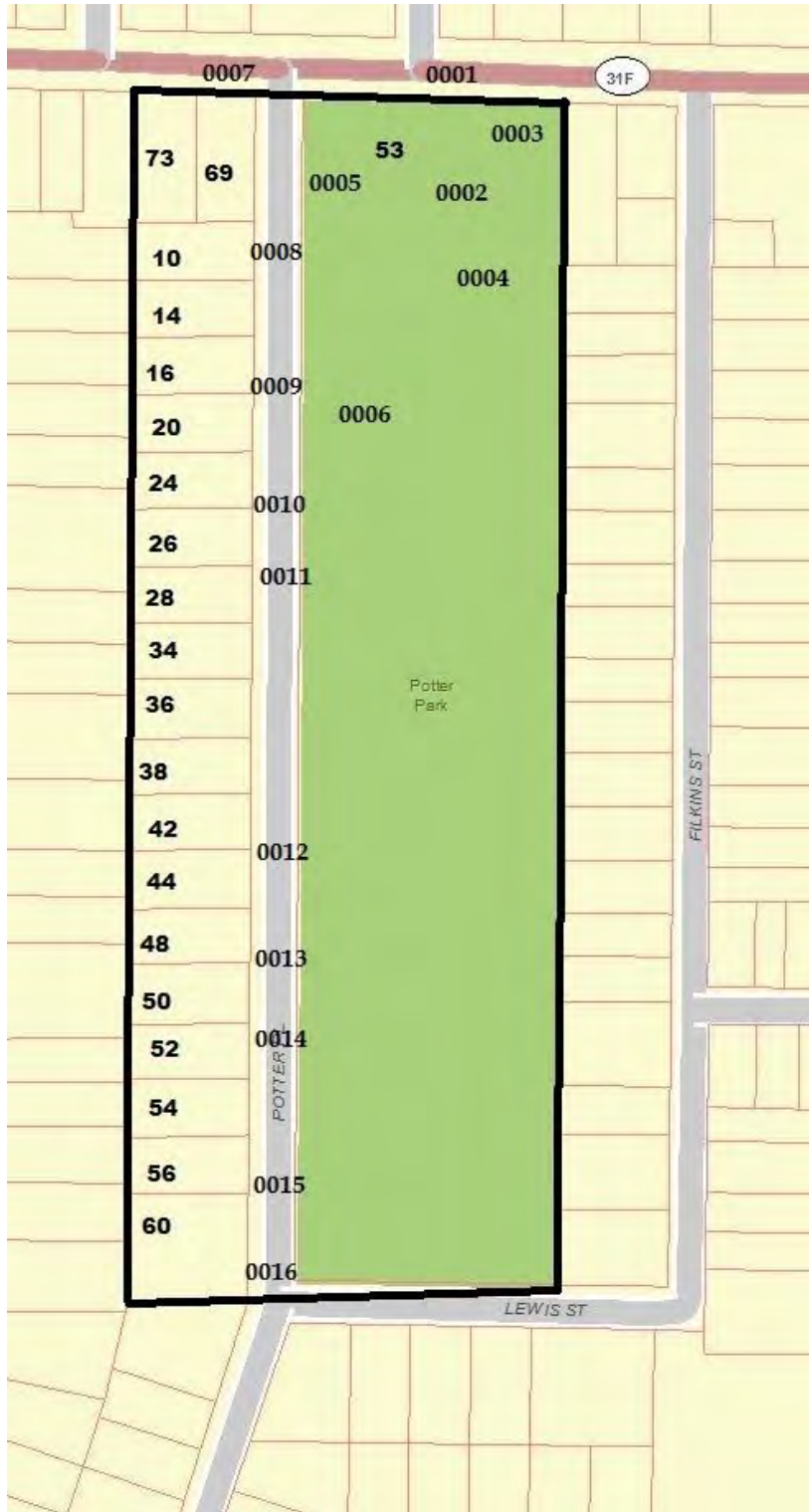


Parks, Recreation  
 and Historic Preservation

Potter Historic District  
Name of Property

Monroe County, NY  
County and State

### Potter Historic District Photo Key





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THIS MEMORIAL  
IS DEDICATED TO THE  
MEMBERS OF THE  
ARMED FORCES OF THE UNITED STATES  
WHO SERVED IN THE  
VIETNAM WAR  
AND WHOSE NAMES ARE  
ENGRAVED ON THIS  
MONUMENT

VIETNAM VETERANS  
MEMORIAL  
1965-1975















Group 1 Hall  
11/15/2021

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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: 7/7/2017      Date of Pending List: 8/2/2017      Date of 16th Day: 8/17/2017      Date of 45th Day: 8/21/2017      Date of Weekly List: 8/24/2017

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      8/18/2017 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



23 June 2017

Alexis Abernathy  
National Park Service  
National Register of Historic Places

Mail Stop 7228

1849 C Street NW  
Washington DC 20240

Re: National Register Nomination

Dear Ms. Abernathy:

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

International Paper Administration Building and Time Office, Saratoga County  
Potter Historic District, Monroe County  
Second and Ostrander Historic District, Suffolk County  
Charles and Anna Bates House, Suffolk County  
Swan River Schoolhouse, Suffolk County  
Congregation Ohab Zedek, New York County  
George Sumner Kellogg House, Nassau County  
West High School, Cayuga County  
Morgan Dunne House (Ward Wellington Ward in Syracuse MPDF), Onondaga County

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

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office