

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

1. Name of Property

historic name UNION AND STATE STREETS HISTORIC DISTRICT

other names/site number _____

2. Location

street & number N. Union St: 101, 107, 109, 111, 113-115, 117, 118-124, 119, 121-123, 125-127, 126-140, 129, 133; W. State St: 110-114, 116; S. Union St: 102, 116, 120 [] not for publication

city or town Olean [] vicinity

state New York code NY county Cattaraugus code 009 zip code 14760

3. State/Federal Agency Certification

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

Ruth A. Harpout DBHPO

4/1/15

Signature of certifying official/Title

Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [] see continuation sheet
- [] determined eligible for the National Register [] see continuation sheet
- [] determined not eligible for the National Register

[] removed from the National Register

[] other (explain) _____

Signature of the Keeper

[Signature]

date of action

5/21/15

UNION AND STATE STREETS HISTORIC DISTRICT

Cattaraugus, New York

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance:

(Enter categories from instructions)

- Architecture
- Commerce

Period of Significance:

ca. 1866 – ca. 1939

Significant Dates:

1866, 1883, 1910, 1915, 1930s

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Various (see nomination)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

UNION AND STATE STREETS HISTORIC DISTRICT
Name of Property

Cattaraugus, New York
County and State

10. Geographical Data

Acreeage of Property 5.78 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 216220 4664078 3 18
Zone Easting Northing Zone Easting Northing

2 18 4 18

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Susan Gordon Lawson, Preservation Architect [Edited by Jennifer Walkowski, NY SHPO]
organization Johnson-Schmidt & Associates, Architects date December 19, 2014
street & number 15 E. Market Street, Suite 202 telephone (518) 334-3248
city or town Corning state NY zip code 14830

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

(Check with SHPO or FPO for any additional items)

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

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

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 1

Name of Property

Cattaraugus, New York

County and State

The Union and State Streets Historic District is a collection of intact historic commercial buildings located in downtown Olean, Cattaraugus County, New York. Its building stock dates from a period of economic prosperity and growth in the decades before and after the turn of the twentieth century. The district primarily contains multi-story, 2- to 3-part, attached masonry commercial buildings. In addition, two stand-alone Beaux Arts style civic buildings and a Victorian style stand-alone residence are within the district boundaries, illustrating the changes in architectural styles that occurred within the period of significance, 1866-1939. The year 1866 marks the initial reconstruction of resources within the district, following a fire which consumed all commercial buildings on the west side of North Union Street. By 1939, district-wide Art Deco and Moderne stylistic updates had been completed, leaving the district appearing much as it does today.

The Union and State Streets historic district represents the most contiguous group of historic downtown buildings that has retained a high degree of character and architectural detailing. The district is centered on Union Street, with a few properties on State Street, in the historic commercial center of the city. The intersection of these streets marks the heart of downtown Olean. This group of buildings is located within a larger business area that extends further north and immediately south of the historic district; however, the district is immediately surrounded by buildings that have either lost their integrity or the sites of buildings that been demolished due to Urban Renewal efforts. All of the original North Union Street buildings within the district boundaries were lost in 1866 to fire. The original West State Street buildings succumbed to the same fate in 1883. Historic photographs show that those buildings were of frame construction. A new law put into place after the 1866 fire mandated masonry construction. Over the following fifty years, the commercial corridor was rebuilt, resulting in the collection of buildings we see today.

The Union and State Streets Historic District consists of 15 contributing buildings, 2 buildings that have been previously listed on the National Register, and 1 non-contributing building, totaling 18 resources. The two resources that have previously been listed on the National Register of Historic Places are the Olean Post Office and the Olean Public Library. The 17 contributing resources were constructed between 1866 and 1915, with the majority of the commercial blocks receiving façade updates in the 1930s. The property determined to be non-contributing was built in 1972, constructed outside of the period of significance.

The east side of South Union Street adjacent to the historic district contains resources that no longer directly relate to the commercial heritage of the area, helping to shape the district boundaries. At the southeast corner of East State and South Union Streets is located Lincoln Park, a public green space that traces its roots to the original 1808 public square. However, it visually appears disconnected from the commercial historic district and appears to have suffered numerous alterations over the years. The city hall, directly to its north on the opposite corner of East State and North Union, was constructed outside the period of significance, in 1959, and relates more to a post-World War II development context. Further investigation may show that city hall is individually

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 2

Name of Property

Cattaraugus, New York

County and State

eligible. There is also a clear visual separation between the nominated historic commercial areas and surrounding parking lot, parks and modern commercial areas.

STREETS OF THE UNION AND STATE STREETS HISTORIC DISTRICT

The City of Olean is approximately 6.2 square miles and features two main intersecting thoroughfares: Union Street (Route 16), running north to south and State Street (Route 417), running east and west. At its south end, Union Street crosses the Allegheny River, which flows southwest to Pittsburgh. At its east end State Street crosses the Olean Creek, which flows into the Allegheny River. Olean was an ideal location for a new settlement that initially served pioneers headed west by water to explore the new Ohio territory.

The Union and State Streets Historic District is primarily located along Union Street, with a handful of buildings along the north side of State Street, west of Union. The lots at the northwest quadrant of the intersection tend to have similar sizes and rectangular shapes. Typical of historic commercial streetscapes, there is little to no space between individual buildings which front the sidewalk and commercial thoroughfare. Variations occur at the northeast quadrant. The city hall, which sits at the intersection, is not included in this nomination due to its year of construction (1959). To its north, just above Times Square, historic contributing North Union Street buildings are larger in width and depth than those on the west side of North Union. At the southwest quadrant, South Union Street buildings are stand-alone civic and/or residential buildings, set back from the road by green space. The southeast quadrant is occupied by Lincoln Park and is not within district boundaries.

Union Street was the original main thoroughfare in the village and remains so today. Though historically it terminated at the river, today it extends south and connects to the town of Bradford, Pennsylvania. To its north it becomes Main Street in Franklinville, New York. State Street continues westward into the town of Salamanca, New York, and extends quite far to the east, terminating in Corning, New York. Beginning at their intersection, Union and State Streets are divided into their directional components, marking the zero point for street numbering.

North Union Street is a broad, asphalt paved, double lane thoroughfare, with diagonal street parking and concrete sidewalks that extend to the building facades. Trees, planters, and/or clock posts are located within the sidewalk boundaries at the edges of the diagonal parking. The west side of South Union Street has a different streetscape, though it shares the double lane asphalt roadway. Unlike North Union, its buildings are stand-alone, with grassy setbacks with limited landscaping beyond the sidewalk, leading to the building facades. West State Street is a secondary cross-street to Union with a single lane and parallel parking. Its north side has concrete sidewalks that extend to building facades. New trees have been planted within the sidewalk, roughly 60 feet apart.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 3

Name of Property

Cattaraugus, New York

County and State

Originally a bustling corridor lined with densely packed multistory masonry commercial buildings, the sections of Union and State Streets immediately outside the district boundaries saw the majority of those buildings torn down and replaced by one-story commercial buildings surrounded by with parking lots.

ARCHITECTURE

The buildings included within the Union and State Streets Historic District represent Olean at the height of its economic success as a downtown commercial district whose residents owned or worked for many of the city's thriving industries, retail stores, and professional offices. Many resided on the upper levels of the commercial buildings. The architecture reflects a period of development in the late nineteenth to early twentieth centuries which survived Urban Renewal efforts of the 1960s and 1970s.

Historically, the commercial corridor was originally composed of a group of wood frame buildings that were built between roughly 1810 and the early 1860s. Union Street was more densely settled than State. The development of the downtown related to the rise in population of the steadily growing village. Like many communities, Olean's commercial core was devastated by several large-scale fires, including an 1866 a fire that wiped out the entire west side of the block between State Street and Laurens Street. An 1883 fire leveled all the buildings on the north side of West State. New and replacement buildings were constructed of masonry, materials that were more fire resistant and permanent, demonstrating the increase of wealth in the village.

Many of the North Union Street and West State Street properties within the historic district are modest examples of the Commercial Italianate Style, many with later Art Deco and Moderne façade improvements. The resources are primarily two-part, 2-to-3-story mixed-use buildings with businesses on the first floor and residential units or offices above.¹ Most of these buildings were constructed by local builders, drawing from popular tastes and architectural trends, with no known architects. The exception is the First National Bank, the sole Chicago-style commercial building in the district, sited at the intersection of Union and State, standing seven stories tall, built by New York City architects Mowbray and Uffinger.

The two buildings located on the east side of North Union, the Masonic Temple and Olean House, are similar to each other and to their counterparts across the street in terms of style and typology. However, larger than their counterparts on the west side of North Union Street, they are double-to triple their width and height. Much like

¹ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press, 2000), 24. The "two-part" commercial block is a term coined by Richard Longstreth to describe a type of commercial building commonly found on small- to mid-sized main streets. Visually and architecturally, facades have two parts divided horizontally, the public ground floor level storefront and the upper level private offices or residences.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 4

Name of Property

Cattaraugus, New York

County and State

the First National Bank, the Masonic Temple served as an anchor of the downtown and was designed by prominent Rochester architects Warner and Brockett.

The South Union Street properties within the district boundaries are of a slightly later vintage, and reflect the wealth of the city at the turn of the century. These resources include a locally designed late-nineteenth century Queen Anne style residence and the high style Beaux-Arts style library and post office, both of which have previously been listed on the National Register. Both the library and post office are sited near First National Bank and Lincoln Park as civic landmarks at the center of the city. Unlike the other buildings in the district, these buildings were placed near the center of their lot, offering some landscaping to the district. The post office was designed by James Knox Taylor of the Office of the Supervising Architect of the Treasury Department, and the library was designed by Edward Tilton of New York City.

RESOURCES

There are a total of 17 contributing resources in the Union and State Streets Historic District. These contributing resources largely consist largely of commercial or mixed-use commercial/residential buildings. A few of the other contributing properties are residential, educational and governmental. The buildings retain their historic character, including form and massing, building materials, fenestration and architectural details.

The following list, organized numerically by street, provides a brief description of each individual property included in the district. When determining an individual building's status as "contributing" or "non-contributing" to the district, the primary factors considered were its date of construction, massing, and retention of original building materials. Storefront modifications and updates are common here and reflect the continued commercial use of these buildings for decades; storefront changes alone do not necessarily render a building non-contributing to the district. Non-contributing buildings generally were constructed outside the period of significance (post 1940).

The Union and State Streets Historic District has suffered few demolitions and is highly intact, both in the plan and configuration of its streets and also in the integrity of individual buildings. The current appearance of the nominated district is not unlike those views in an 1882 birds eye view and in a 1940 aerial view.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 5

Name of Property
Cattaraugus, New York
County and State

BUILDING LIST

NORTH UNION STREET – WEST SIDE (odd)

101 North Union Street **Ca. 1915, additions ca. 1938 and 1950**
Former First National Bank, Current Manufacturers Hanover Building
Mowbray and Uffinger, architects (New York City)

Contributing

This 7-story, 3-bay, flat roof rectilinear commercial building built in the Chicago-style is Olean's tallest building. It has a 3-part façade with granite at the lower two floors, brick at the middle four, and terra cotta at the top. Tripartite windows are copper and cast iron. Within the granite masonry, there is a central entry, and double-height windows. Its secondary West State Street façade has 6 bays of tripartite windows, with an additional 2 bays at the east and west corners occupied by narrow rectangular fenestration. Original features include historic windows as well as classical detailing such as columns and pilasters, sculptural terra cotta panels and dentils at the cornice line.

Attached additions are located at the north and east of the bank, in a similar, but modernized style. The north addition has a façade circa 1950 which carries over the pilaster and fenestration pattern of the bank. The 1938 addition at its west on State Street is a 3-story rectangular block that is a single-bay infill piece in a previous alley. Like the bank, its lower two floors are granite and top is brick.

The addition provides access to the former 106-108 West State Street block, built ca. 1883 with storefront updates completed at the time that the adjacent 1938 addition was constructed. 106-108 State Street is a two-part, three-story, rectilinear grey brick commercial building with a modest bracketed cornice. It is 6 bays wide, with pilasters at both the edges, and center of the building. Horizontal banding carries through the façade at the pilaster capitals on both levels. Windows are one-over-one, rectangular on the second floor, and arched on the third floor with terra cotta panels below. There are two first floor commercial spaces enframed within brick openings. The storefronts are metal and glass constructs with room for signage above.

Manufacturers Hanover Bank purchased the building from First National in 1974. The building has sat vacant since the mid-1990s. There is no 103 nor 105 North Union, as the bank is a double sized lot.

107 North Union Street **Ca. 1871, Façade Alteration ca .1915**
Early location of First National Bank c. 1871, Current Siegel's Shoes

Contributing

This is a 2-story, flat-roof, rectilinear masonry commercial building with stepped parapet. Its ground level has angled plate glass storefront windows with a recessed central entry. A large second floor full-width rectangular tripartite window is above, spanning the building's width. There is decorative brick patterning below the parapet. It has a concrete foundation, full basement, brick party walls, and cement slab.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 6

Name of Property

Cattaraugus, New York

County and State

109 North Union Street

Ca. 1866-69, Façade Alteration ca. 1920

Formerly H. Schuetz Jewelry, Current Olean Creative Mailing Services

Contributing

This is a 2-story, rectilinear masonry commercial building with denticulated cornice. Its ground level has angled plate glass storefront windows with a recessed central entry. A large second floor rectangular tripartite window is above, spanning most of the building's width. There are decorative brick relief panels below the cornice. It has a masonry foundation, full basement, brick party walls, wood joist structure and cement slab.

111 North Union Street

Ca. 1873-1878, Façade Alteration ca. 1905 & 1930s

Formerly a Restaurant, Currently Armonds Fashions

Contributing

This is a 2-story, 3-bay rectilinear masonry commercial building with bracketed wood cornice that features swag-and-garland detailing. Its ground level has angled plate glass storefront windows with a recessed central entry. The first floor is sheathed in blue structural glass panels on which signage is mounted above the storefront. Above are there large one-over-one rectangular windows, each with an inset masonry panel above. The building has a masonry foundation, full basement, brick party walls, wood joist structure and cement slab.

113-15 North Union Street

Ca. 1878-1882, Façade Alterations ca. 1930s

Formerly Meloy's Groceries, Currently Marketing/Singer

Contributing

This is a 2-story, 4-bay brick commercial building. It is in the Italianate style with three hooded, arched second floor, one-over-one windows, and a central triangular pediment within a bracketed cornice. The first floor contains two storefronts, the southernmost which is recessed with a door and small framed window, and the northernmost which has a large plate glass storefront window and door. There is a third adjacent door which accesses the second floor. The northern storefront has structural glass panels above the storefront, on which the store signage is mounted. There is a masonry foundation, full basement, wood joist structure and cement slab.

117 North Union Street

Ca. 1866-1869, Façade Update ca. 1935-40

Former Dry Goods Store/Insurance Office above. Currently Florist

Contributing

This is a 2-story, 2-bay commercial building. Its ground level has angled plate glass storefront windows with a recessed central entry. Two rectangular windows occupy the second floor. The updated brick veneer façade extends past the cornice line with a central rectangular stepped pediment. Between the one-over-one windows and pediment is a rectangular panel of yellow brick which contrasts with the red brick of the façade. Between the storefront and window sills is an infill wood panel on which signage is mounted. Concrete foundation and slab, full basement, brick veneer.

119 North Union Street

Ca. 1866-1869, Façade Update ca. 1935-40

Original First National Bank of Olean, Coon/Brothers Druggist, Currently Bridal Shop

Contributing

This is a 2-story, 2-bay yellow brick commercial building. Its ground level has angled plate glass storefront windows with a recessed central entry. Two shuttered, rectangular twelve-over-twelve windows occupy the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 7

Name of Property

Cattaraugus, New York

County and State

second floor. The updated brick veneer façade extends past the cornice line with a central rectangular stepped pediment. Between the windows and pediment is a rectangular panel of yellow brick in a basket weave pattern. Between the storefront and window sills is an infill wood panel on which signage is mounted. Masonry foundation and cement slab.

121-123 North Union Street

Ca. 1873-1878, Façade Update ca. 1935-40

Former Furniture Shop/Olean Record Office, Current WT Grant Building

Contributing

Olean's sole Art Deco commercial building, its original façade is entirely reconstructed. Width is double the typical commercial lot on North Union. It has a yellow brick flush facade with a central chamfered rectangular pediment. Stone panel detailing includes the inscription "W.T. Grant Building" below the pediment, and four vertical panels spaced across the second story. Two narrow 5-lite windows are located in the outermost stone panels. A central square window has been infilled with yellow brick. The ground level is occupied by storefronts symmetrical about a brick pier, each comprised of a deeply recessed glass door behind the pier, a semi-recessed plate glass window and a plate glass window at building's edge that is flush with the façade. A horizontal stone band spans the top of the storefront, above which is a full length recessed brick panel. Masonry foundation, Earth floor, full basement, wood joist construction.

125-127 North Union Street

Ca. 1866-1869, Façade Update c.1883

Former Eaton Jewelry/FH Oakleaf

Contributing

This is a 2-story, 5-bay brick commercial building constructed in the Italianate style. It features a bracketed wood cornice and central circular pediment. The second floor has five narrow one-over-one windows, above each are brick relief panels. The ground floor is divided into two storefronts that are flush with the façade. The southernmost has continuous plate glass windows beneath an asphalt shingled panel. The northernmost is brick with a small pent roof and framed window with inset door. Masonry foundation, full basement, cement slab.

129 North Union Street

Complete Façade and Interior Renovation 1972

Five Star Bank

Non-contributing (outside of period of significance)

This is a contemporary style, brown brick, double-width lot bank building with a two-story accordion-style window wall. Its entrance at the north is separated from the glazing by a brick panel and window above. There is no evidence of the earlier facades.

133 North Union Street

Ca. 1866-69, Façade Update 1893

Former Pharmacy, Currently Café

Contributing

This is a narrow 3-story, single bay, painted brick commercial building. Each level has a distinctive window type. The storefront is flush with the façade, and features a central entry with flanking plate glass windows. Its signage is located above the storefront within a pediment which supports fluted pilasters at the building edges. The second floor window is an oriel with four one-over-one sashes. The third floor has a ribbon of 4 adjacent one-over-one windows. A semicircular decorative terra cotta sculptural panel is located above the third floor

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 8

Name of Property

Cattaraugus, New York

County and State

windows. Brick pilasters at the building's edges span the second and third stories and terminate at a denticulated cornice, a smaller version is located at first story level. Full basement, masonry foundation, wood joist construction.

NORTH UNION STREET – EAST SIDE (even)

118-124 North Union Street

Ca. 1893, Storefront Updates ca 1915

Masonic Temple

Warner and Bocket, architects (Rochester, NY)

Contributing

Five-story, 3-part, rectangular, mixed-use building with four corner towers (hipped roofs removed 1940s). Union Street façade is 6-bays wide and Times Square façade is 10 bays wide. Outermost 2 bays are located within the projecting towers on each elevation. Roofline, including towers, feature brackets below eaves. Within stone panels, the words “Masonic Temple” are below the roofline at the center of the building (spanning the middle 4 bays) on its west façade, and “Erected 1892” on the south façade. Romanesque style features include rounded arches over double-height fourth story windows and multicolored/multi-textured masonry. Original storefronts have been continuously altered beginning in 1915. Current storefronts are a combination of metal, panels, structural glass and glazing. The original masonry arched entrance has been covered up, but presumably is still extant. Masonry foundation, full basement with load bearing stone piers, wood joist construction.

126-140 West State Street

Ca. 1889, Addition 1893

Olean House

Storefront Updates ca 1930s

Contributing

Four-story, 3-part, 8-bay, rectangular, mixed-use, painted brick building. Stone horizontal bands separate the ground floor from second, and second from upper stories. The second story brick pattern includes horizontal reveals. All upper story windows are one-over-one rectangular replacements, combined with infill panels, within original masonry fenestration openings. Fourth floor window openings have arched tops. Pilasters are located between the windows of the third and fourth stories. Overhanging bracketed eaves are typical. At the center two bays, the wall extend upwards past the roofline, featuring a panel that reads “Olean House.” Original storefronts continuously altered beginning in the 1930s, including the relocated entrance at the north, beneath an Art Deco portico. Current storefront level mostly infilled with flush block, with scattered plate glass windows.

SOUTH UNION STREET – WEST SIDE (even)

102 South Union Street

Ca. 1910-12, Addition 1989

Olean Post Office

Designed by James Knox Taylor of the Office of the Supervising Architect of the Treasury Department.

Contributing (National Register Listed, 1989)

“The Olean Post Office is a rectangular, two-story, masonry and steel-frame building. It is symmetrically composed with a five-bay principal façade, four-bay side facades and a hip roof. The raised foundation is smooth granite ashlar with small basement openings in each bay. The foundation projects slightly from the face

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 9

Name of Property
Cattaraugus, New York
County and State

of the building and is trimmed with limestone. The building is faced with tan pressed brick laid in common bond, with a row of headers every seventh course. The walls are surmounted by a frieze of carved stone... The rear elevation was finished much like the front, but is now largely obscured by a one-story rectangular addition, which features decorative quoining and rectangular 15-over-15 double-hung sash windows with splayed brick lintels. At the north end is a loading dock/mailling platform.”² A covered parking area was added in 1989.

116 South Union Street
Olean Public Library
Edward Tilton, architect

Ca. 1910, Addition 1993

Contributing (National Register Listed, 1985)

“The Olean Public Library is a square, two-story, yellow-pressed brick structure with a shallow red pantile hipped roof designed in the Beaux-Arts style. The structure is embellished with ornate terra-cotta architectural features including enriched moldings which mark the floors of the building. The highly embellished façade features a large central round-arched entrance reached by a series of granite steps. The entrance is flanked by large round-arched tripartite windows that have raised semi-circular moldings with roundels.”³ A one and one-half story brick addition is located at the west, rear elevation. Over the front door is a sculpture of Athena, Greek goddess of wisdom.

120 South Union Street
Former Wilson residence, current Old Library Bed and Breakfast

Ca. 1895-98

Contributing

Two-and-one-half story, two-bay, rectangular clapboard residence with flared hipped asphalt roof. Queen Anne massing with Colonial Revival detailing. Full width covered porch with stone knee wall and column supports. One-over-one double hung windows are paired, with three-sided oriels on the north and east. Denticulated eaves, pedimented tripartite window dormers with column and scrollwork detailing. Wood joist construction, stone foundation, full basement.

WEST STATE STREET – NORTH SIDE (even)

110-114 W. State Street
Former Mayer Meat Market and Social Hall, Currently owned by URA

Ca. 1883, Storefront Updates ca 1930s

Contributing

Two-part, three-story, rectilinear painted brick commercial building with a heavy decorative bracketed cornice. It is 7 bays wide with fluted pilasters at the edge of the buildings as well as surrounding the center bay of windows. The second and third floors are separated by a denticulated horizontal band. Second and third floor windows are arched, one-over one sashes with stone sills. Upper sash are infilled with panels on the third floor. Upper floor entrance is gained below the center bay of windows, through a recessed door. Metal and glass

² Peter D. Shaver, *United States Post Offices in New York State, 1858-1943, Thematic Resources*, National Register of Historic Places Nomination (Albany: New York State Historic Preservation Office, 1983), 3.

³ Mary Jo Martin, *Olean Public Library*, National Register of Historic Places Nomination (Albany: New York State Historic Preservation Office, 1985), 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 7 Page 10

Name of Property

Cattaraugus, New York

County and State

storefronts are on either side of the entrance. Signage area above storefronts covered by ribbed metal panel. Stone foundation, wood construction

116 W. State Street

Ca. 1890, Storefront Updates ca 1930s

Former Tailor and Upper story residence, Currently owned by URA

Contributing

Two-part, two-story rectilinear painted brick commercial building with modest bracketed cornice. It is three bays wide with a full width first floor storefront. The central one-over-one window has a tall and narrow arched shape, while its adjacent fixed windows are have a wider and flatter arch. The rounded heads in all three windows are infilled with panels. Storefront signage below the stone window sills covered a glass block full width transom. A glass and metal storefront has been inserted into the eastern two-thirds of the first floor level, while a door at the west end of the façade accesses a stair to the upper level. Stone foundation, wood joist construction. A full-height flush brick infill panel with entrance door has been constructed to the east of the building, between it and 110-114 West State.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Section 8 Page 1

SUMMARY

The Union and State Streets Historic District in the City of Olean, Cattaraugus County, New York, is locally significant as an intact enclave of commercial architecture representing the golden age of economic and commercial activity in Olean. The Union and State Streets Historic District is significant under Criterion A in the area of Commerce and under Criterion C in the area of Architecture. The portions of North and South Union, as well as a small portion of West State Street, within the district boundaries served as the primary business district for the region from the mid-nineteenth century into the mid-twentieth century. While areas immediately adjacent to the district reflect alteration, demolition and modern development, the buildings within the historic district retain a high level of integrity to their original design features, and comprise a visually cohesive grouping of commercial buildings constructed and updated between in the late nineteenth and early twentieth centuries. The development of this district reflects local settlement patterns and commercial development trends, as influenced by transportation, business, and industry. The majority of the buildings are brick, two- and three-story commercial blocks with designs popular during the second half of the nineteenth century, while later alterations reflect the Art Deco and Moderne movements. A few high style buildings are also within the district, including the stately Richardsonian Romanesque style Masonic Temple, the Beaux Arts influenced post office and library, and the Chicago Style First National Bank building.

The period of significance for the Union and State Streets Historic District extends from 1866 through 1939. It begins in 1866, when the earliest extant commercial buildings were constructed on North Union, following a fire that same year which burned the entire west side of the block between State Street to Laurens Street. Masonry reconstruction in the commercial district rapidly expanded through the 1880s, thanks to the wealth accrued by Olean's successful oil industry along the Allegheny River. As the city grew, its buildings became larger, and more ornate, designed to stand out amongst their neighbors; many were designed by well-known architects. These included inns, halls, civic buildings and banks. The last contributing building was constructed in 1915, and many commercial blocks received significant façade updates in the late 1930s, marking the end of the period of significance. While the district continues to serve as the city's commercial center, Olean's dominance in the region diminished once the oil industry closed and development patterns moved away from downtown.

SETTLEMENT, TRANSPORTATION AND THE OIL INDUSTRY

Long before Olean was settled by European Americans, the Seneca people of the Iroquois League were living in Cattaraugus County. They moved across western New York State to meet the seasonal needs of hunting, forging trails through the forest that was untouched by the settlers who had yet to arrive. Over time, their land was reduced substantially by speculators and state and federal governments. Major Adam Hoops purchased 20,000 acres from the Holland Land Company in 1804. This land included the location of the future city of Olean. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 2

Name of Property
Cattaraugus, New York
County and State

settlement was initially called Hamilton, in honor of Alexander Hamilton, a friend of Major Hoops. However, this name was rarely used and the settlement was instead dubbed Olean Point by locals. The word "olean" is derived from the Latin word for oil, which was plentiful in the region. The name Olean Point was used until 1823, when the abbreviated name of Olean was first used on a county map.

The first map of Olean, created while the settlement was still known as Hamilton, was drawn in 1808 by E. Johnson. One of the first tasks after Major Hoops's purchase was to lay out village streets, initially just simple dirt roads. The settlement was laid out around a Public Square, now Lincoln Park. Named for Revolutionary War generals, streets within Hamilton followed a modified grid pattern. Wards were divided alphabetically by block, from west to east and north to south. The wards around the square were subdivided into lots which grew larger the farther from the square that one travelled (presumably for agricultural purposes). Parts of Wards G, I, and T are included in this district nomination.

Most of the Olean population in the early part of the nineteenth century were travelers who arrived with the sole purpose making their way down the Allegheny River towards Ohio. In the early 1800s, the Allegheny was navigable as far as Olean Point, making it a very important gateway, known locally at the time as the "Place of Westward Ho." Peak traffic in 1818 counted 3,000 pioneers embarking on their journey west, with most of them waiting on the bank, sleeping in tents until the river rose sufficiently for them to travel.⁴ Inexpensive river transportation westward from Olean made it a very busy place during open season.

The increasing ease of transportation, paired alongside industrial growth, established a second period of prosperity in Olean. Initial access was via foot on trails through densely forested areas. Stagecoaches served Olean as early as 1834. Trips were made only in good weather, with rides to Buffalo taking upwards of two days, in mud and/or dust. The first plank road was laid in 1852.⁵

Just one year earlier, in 1851, the Erie Railroad opened in full, connecting Piermont on the east side of the state, through the southern tier and Olean, to Dunkirk, outside of Buffalo. This served as a catalyst for development, improving transportation for people and goods. The driving force behind Olean's development was their most celebrated industry: petroleum production. Following the decline of river travel in favor of railroad use, Olean became a hub for oil produced on both sides of the state line beginning in the 1850s. The first oil spring in North America was discovered just twelve miles outside of Olean, in 1627. Three centuries later, Olean and its surrounding oil fields still led the way in oil production. Demand increased just after 1900 with the advent of the automobile and its internal combustion engine, which required the petroleum byproduct of gasoline.⁶

⁴ Elizabeth Doucett et al., "The Horseless Carriage was Coming Down the Street....," In *Sandpumpings*, Vol. 1, No. 1 (Salamanca NY: Salamanca Penny Saver, April 1976), 4.

⁵ Lynn Scott, "The Stagecoach," In *Historical Happenings* (Allegheny, NY: Citizens Printing House, 2001), 19.

⁶ "Brief History of Olean," *City of Olean*, <http://www.cityofolean.org/history/history.html> (accessed 23 September 2014).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 3

Name of Property

Cattaraugus, New York

County and State

Through the 1930s, Olean was the largest oil storage and refinery center in western New York, hosting the operational headquarters of Standard Oil's New York affiliate, Socony.

Though the leading business opportunity in Olean, oil was not the sole industry. As the village grew along with its railroad connections, a wide range of support businesses began to flourish in Olean. Industries such as wagon works, tanneries, machine shops, breweries, and potteries all become opportunities for employment and income in the emerging area. These were primarily located on the fringe of the village, while the required services and goods were provided downtown. The oil boom, the railroad and support industry jobs brought new residents to Olean, thereby increasing both population and construction. Between 1850 and 1865 the population grew from 899 to 2,701.⁷

The Olean Street Railway was organized in 1880, providing horse drawn trolleys on Union Street, connecting Lincoln Park in the downtown business district to the Erie Railroad Depot, a total of 7750 feet. It wasn't until 1891 that service expanded to West State Street, which provided access to the neighboring town of Allegany, then later on to Portville. The Olean Street Railway company authorized its president to change the motive power of the railroad from horse to electricity in 1891, an effort which was completed 1893. This meant new rail cars with nicer accommodations, a new rail bed in the center of Union Street, faster speed, and more frequent runs making trips into Olean far more convenient. At that time, there were only sixteen electric road rails throughout the entire state.⁸

EARLY DEVELOPMENT AND FIRES IN THE COMMERCIAL DISTRICT

The 1808 survey of the village shows small, dense lots around the public square, indicating that in its original form of settlement, the commercial district was always located at the intersection of Union and State Streets. Union Street served as the village's main street, a thoroughfare initially just wide enough for wagon travel. The square was located north of the Upper Landing on the Allegheny River, on the east side of Union Street at its intersection with State Street. Union and State Streets are the only streets included in the historic district boundaries. They both retain their original names, layouts and locations, although surrounding streets have been modified over time.

To support both the frontiersman moving west and settlers who found plentiful work in industry, make-shift structures were erected near the intersection of Union and State. These frame structures were the predecessors

⁷ *Duplex Directory of Olean* (Olean, NY: Morris and Van Campen, 1906), 15.

⁸ "An Electric Railroad," In Local History Files, Olean Public Library (N.P., March 18, 1891).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Section 8 Page 4

to the masonry buildings we see today and mark the inception of the commercial district. The population was in need of services and goods, which was accommodated in the burgeoning commercial district centered on Union and State streets. This all happened quite rapidly in the 1810s. The first known hotel was built on the site of the current Olean House, which was a popular stage coach stop. The first post office; the first store; the first newspaper; and the first school house followed, all sited within the historic district boundaries.⁹ Olean's population according to the 1840 census had reached 550.¹⁰ During the next two decades Olean quietly grew as a commercial center and incorporated as a village in 1854.

The lumber industry provided plentiful wood for building construction. Building fires were common in the nineteenth century due to the use of kerosene lamps and coal/wood heating stoves and inefficient firefighting methods.¹¹ However none were as substantial as the "Great Fire" of 1866, which consumed all of the buildings on the west side of North Union Street between State Street and Laurens Street. A newspaper article described the blaze that occurred on January 16, 1866:

"Last night during the prevalence of the high wind, a fire broke out in one of the wooden blocks just above Martin's brick block....The fire demon held high carnival, and was not sparing of his feast. Where the business part of Olean once stood, there remains nothing but a long stretch of smoking ruins. Martin's Block which was looked upon as fire-proof, is nothing but a heap of bricks and other debris...The rest burned were of wood, and of course with the wind blowing the hurricane that it did, were licked up by the devouring element like tinder. From the Fobes House (current location of post office) at the lower or southern end of Main street, to the Masonic Hall at the northern extremity (at the corner of Union and Laurens), everything on the west side is swept clean."¹²

⁹ Association of Olean Old Timers, *The Oleander Review & Outlook* (Olean, NY: Olean Historical Association, 1922-23), 8.

¹⁰ Duplex Directory of Olean, 15.

¹¹ Lynn Scott, "Olean's Great Fire," In *Historical Happenings* (Allegany, NY: Citizens Printing House, 2001), 38.

¹² "Destructive Fire," *The Cuba True Patriot Vol. IV, No. 29*, January 19, 1866.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 1: Ca. 1866. View of North Union Street after the fire.

Despite the losses, there was enough wealth in the village to warrant reconstruction. The fire prompted residents to adopt a city code mandating masonry reconstruction following the Great Fire. However rebuilding the entire block took time, as evidenced by the progression of reconstruction seen on the 1869, 1878 and 1882 historic maps. Some of the first to rebuild were the businesses that provided vital goods and services to the downtown residents. The rise in population despite the fire demonstrates the prosperity of Olean; in 1865, the population was 2,701, and grew during the downtown rebuilding period to 6,575 residents by 1880.¹³

Unfortunately that was not the only fire to consume a downtown block. In March of 1883, another fire destroyed five buildings on the north side of West State Street near the intersection of West State and North Union, within the boundaries of the historic district.¹⁴ Much like the situation at North Union Street in 1866, these buildings were primarily 2-story, wood-framed, densely situated commercial and residential structures, allowing a fire to spread between them rapidly. It originated at 116 West State Street, burning not only that building but the two to its east and the two to its west. At that time, the 100 block of West State Street was known as “Robbers Row,” as it was primarily occupied by saloons, where several fights occurred weekly.¹⁵ The reconstruction of Robbers Row afforded the opportunity to change the image of State Street, and it was soon as handsome in appearance as the buildings of Union Street. Restaurants, hotels, services and residences replaced the saloons by the mid-late 1880s, rendering the name “Robbers Row” obsolete.

¹³ Duplex Directory of Olean, 15.

¹⁴ Eileen McCartan Smith, “Robbers Row – 100 Block on North Side of State Street,” In Local History Files, Olean Public Library (N.P.)

¹⁵ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 6

Name of Property

Cattaraugus, New York

County and State

Most of these post-fire buildings are still standing today, and are included within the historic district boundaries on both Union and State Streets. These tragedies spurred on the establishment of a citywide water system in 1883 and Olean Electric Light and Power in 1888.

SOCIAL AND COMMERCIAL HISTORY OF THE DISTRICT

By the late 1800s, there was a well-established commercial district along Union and State Streets, prompting Olean's incorporation as a city in 1893 with a population of roughly 11,500.¹⁶ Among the commercial establishments, specialized buildings were constructed including inns, halls, banks, a library, and post office. Many of these buildings dually served as social centers in addition to housing businesses.

Inns

Inns have been a mainstay in downtown Olean, starting in the early days of its establishment, when westward pioneers used it as a gateway to the Ohio Territory via its landing at the Allegheny River. As the number of westward travelers increased, so did the need for lodging. Inns remained an important part of Olean's business when an influx of new immigrants arrived in search of work in the oil industry, thanks to transportation improvements, with no fewer than a half dozen inns supporting the small village, including the Olean House, American House, Farmers Hotel, New Central Hotel, Genesee House, Windsor House, Fobes House and Imperial Hotel.

The Olean House, included within the historic district, known as the oldest hotel in the city, occupied continuously on its present site. In 1811, a log structure known as the Coffee House Inn was built at the location of the Olean House, though it didn't receive its current name until a decade later, when Frederick Martin purchased it in 1821. It was the largest and most popular hotel in town, and it would fill every spring as guests awaited the river tide so they could continue on their journey towards Pittsburgh. An 1858 advertisement in the *Olean Advertiser* noted that the Olean House "offered the best inducements to travelers of any hotel in town. It is situated in the business part of the village. The regular, safe, and reliable lines of stagecoaches leave this House daily for all parts of the adjacent county."

Some noteworthy guests of the Olean House included artist John Phillips, who used the hotel parlor as a studio while painting the portrait of famous Seneca Chief "Governor Blacksnake," who came to sit for it. Daniel Webster once stopped there while on a hunting expedition. Governor Dewitt Clinton was also a guest.¹⁷

¹⁶ Duplex Directory of Olean, NY, 15.

¹⁷ Maud Brooks, "Inns of Early Olean Gave Food and Shelter to man and Beast As They Headed Way Westward," In Local History Files, Olean Public Library (N.P.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 7

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 2: The former Olean House, circa 1875.

A fire destroyed the Olean House and the present 4-story brick block was built in 1889 under the ownership of George Van Campen of Allegheny. The Olean Improvement Company was formed in 1893 and the group purchased the inn and enlarged it with an addition to its north. It reopened in December of 1894. A local newspaper stated that its reopening “marked an important epoch in the history of Olean’s rapid development.”¹⁸ The addition essentially doubled its square footage, offering 225 rooms for rent by proprietor JS Sartwell. Original businesses located in the Olean house were Keystone Gas, a saloon, a barber shop, a manufacturer of hair goods, a market and a postal telegraph company and Wells Fargo. The latter two were still in place in 1915. By 1920 businesses included only a cigar shop and billiard room, as the entrance, lobby and kitchen on that floor were enlarged. The Olean House was converted to senior citizen housing in 1970.

Halls

If inns served as a social center for travelers, immigrants and visitors, then halls were its equivalent for local residents. Fraternal organizations were a popular social institution for Olean gentlemen, and their spatial needs for gathering were accommodated on the upper floors of many of the historic district commercial buildings. These organizations ranged from military to religious to cultural, to purely social. City directories from the last decades of the nineteenth century were littered with listings for groups such as the Elks Lodge, Fraternal Order of Eagles, Slavonic Order, Scandinavian Brotherhood of America, Tribe of Ben Hur, Independent Order of Foresters and so on. Sometimes there was no organizational association to the halls, as in the case of Mayer’s

¹⁸ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 8

Name of Property
Cattaraugus, New York
County and State

Hall at 110-114 West State Street, whereby the building owner rented out the hall to various organizations as needed.

The most notable hall in the historic district was in the Masonic Temple, built and paid for by the Olean Freemasons, an influential group in the city at the time. Freemasonry is the oldest known fraternity, but it was not organized formally until 1717 in England. Local organizations are called lodges, and today are typically found in both small and large cities throughout our country, currently numbering 13,200.¹⁹ The Enchanted Mountain Lodge #252, Free and Associated Masons is still active in this building today.

The temple was of substantial interest to the community and its dedication was well covered in the November 1893 newspapers. Its five-story height and prominent visibility at the center of the business district near the intersection of North Union and East State Streets assigned the building a respect that no others held at the time. The articles commended the building for its exotic architectural style, combining the domestic Richardsonian Romanesque with the international Moorish and Egyptian influence. The building was constructed using the finest materials available, including pressed brick and brown stone.

Its entrance was described as grand, through a deep archway into a hallway which accessed “three large stores with handsome plate glass fronts in quarter sawed oak frames. The ceilings of the hallway and storefronts are nicely paneled in quartered oak. The second and third floors are divided into spacious well-lighted and handsomely appointed office rooms, most of which are already occupied. The fourth and fifth floors are devoted exclusively to the use of the various Masonic bodies of the city.”²⁰

Original storefronts were occupied by LC Haynes, Merchant Tailor, EL Smith & Co Music Store and FW Higgins & Co Grocers. Early second and third story offices were used by the gas company, telephone company, and cemetery association. Following the turn of the century, the offices turned professional, housing lawyers, a notary, real estate agents, insurance agents, accountants, a dentist, and architects.

Banking

Banking in Olean had only a nominal existence through the mid-1860s. Butchers & Dovers and Stowell, Chamberlain and Co. both opened offices in Olean, primarily issuing banknotes and loans. Neither establishment lasted more than 20 years.²¹ With the rise of the commercial district came a fundamental change in the way banks needed to operate, due to the particular financial needs of businesses. Banking also needed to

¹⁹ “About Freemasonry,” *Grand Lodge of Free and Accepted Masons in the State of New York*, <http://nymasons.org/mason/> (accessed 23 October 2014).

²⁰ “The Temple Dedicated,” *Olean Daily Herald*, November 17, 1893.

²¹ Franklin Ellis, *History of Cattaraugus County, New York: Illustrations and Biographical Sketches of Some of its Prominent Men and Pioneers* (Philadelphia: L.H. Everts, 1879), 162.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Section 8 Page 9

be able to accommodate the services associated with rise of personal wealth, thanks to Olean's successful oil and lumber industries.

The rise in prosperity of Oleanders dates to roughly 1860, the year that oil fever in the southern tier of New York resulted in 2,000 oil wells dug.²² Once the wells were dug, the small villages near them quickly took on the identity of small cities that "sprang up as by magic, full-fledged and with all the ways of a metropolis."²³ Wealth was accrued rapidly thanks to petroleum selling at \$10/barrel in 1864.²⁴ In 1873 a pipeline was constructed connecting Olean to New York City by the Olean Petroleum Company, owned by local capitalists. This trend in oil development and wealth accrual continued with the establishment of the Allegheny and Acme Oil Companies in the late 1870s. These companies constructed a refinery which employed many Oleanders. The 1880s brought the Olean Chemical Company, the Eclipse Lubricating Oil Company and the Vegetable Oil Company to town. Olean grew to become the largest oil storage and refinery center in western New York, hosting the operational headquarters of Standard Oil's New York affiliate, Socony.

Until 1869, Olean residents tended to do their banking in nearby Cuba. In 1870, the First National Bank, later known as Manufacturer's Hanover Bank, was established initially as a branch of the Cuba Banking Company of Allegheny County, run as the Bank of Olean. By charter it later became the First National Bank of Cattaraugus County, as implied by the name. Through the medium of a national bank, it was able to fill a bigger need with larger resources than could be accomplished earlier.²⁵ It operated on the second floor of 119 North Union Street for its first year, while a new 2-story masonry commercial building at 107 North Union Street was built. At that time the name was changed by charter to the First National Bank of Olean. The bank remained there until its present building was opened in 1915 at 101 North Union Street.

Its first president, William F. Wheeler, is credited with the infusion of wealth from both his own family and his business associates, described as "capitalists and first-class businessmen, and most of them men of considerable financial experience and ability."²⁶ All were involved in the lumbering industry of nearby Portville through the firm Dusenbery, Wheeler, May and Company. John Dusenbery served as one of the directors.

Newspapers reported on the proposed bank building as early as 1913, when the corner lot was purchased by First National Bank. At that time, it was intended that the building would be of modern construction, several stories in height, servicing the bank on the lower floors and offices above. There was no doubt it would be the finest building in Olean, contributing to an already rich architectural fabric. Upon its opening, multiple page

²² William Adams, *Historical Gazetteer and Biographical Memorial of Cattaraugus County N.Y.* (Syracuse, NY: Lyman, Borton & Co. Limited, 1893), 881.

²³ Ibid.

²⁴ Ibid.

²⁵ Ellis, 162.

²⁶ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 10

Name of Property
Cattaraugus, New York
County and State

articles were taken in all the newspapers, describing both the grand architecture of the building and its amenities, as well as praising the institution itself for its 45 years of service to the city.

First National Bank operated successfully within the basement and first stories of the building until 1938, when it outgrew its spatial needs. That year, First National acquired and renovated 106-108 West State Street, built in 1883 following the fire that wiped out most of the block. The first two levels were accessed through a new two-story addition built between the buildings. The third level was not connected to the bank, and was accessed by a separate set of stairs on the west side of 106-108. It was originally owned by Kate Frank who operated a saloon and hotel. It was said to be the most beautiful hotel in town, showcasing “artistic design, careful execution and fineness of material. . . . The side walls were covered with heavy gold leaf paper, surmounted by a border, about fifteen inches in width, of oriental design, while one at the farther end of the room was a beautiful fern figure. Each of the four corners of the center panel was ornamented with a small panel beautifully decorated with bouquets of hand painted flowers. . . .”²⁷

By the early 1920s, three banks served Olean, rare for a city of its size. Furthermore, these banks were respectable institutions held in high esteem for their integrity, generating community pride. One can get a sense of how important the banks were to Olean from this excerpt of The Olean Review and Outlook, written in 1922:

“Very much of the development of business enterprises and the general prosperity. . . . of a growing city, one for example endowed with the natural advantages which Olean enjoys, depends upon the character of its banking institutions, which care for and foster its financial needs and general monetary requirements. In this essential particularly Olean has been singularly fortunate, inasmuch as her leading banking institutions, founded on substantial principles, have been directed with unswerving integrity and the most judicious foresight.”²⁸

Public Buildings: Library and Post Office

No longer able to accommodate the growing population, a new post office and library were constructed in the center of town after the turn of the century. Both buildings were designed to be civic landmarks, instilling a sense of community pride with their classical detailing and grand scale. The ornate, high-style Beaux Arts buildings served as a stark contrast to the neighboring brick commercial blocks.

In 1871, the Olean Library Association was established, making its home in the rear of John Pelton’s tailor shop at 133 North Union Street (a predecessor to the building on that site today), open one day per week, with a collection of 700 volumes. Seven years later they relocated to the Exchange Bank Building, and subsequently to Hamilton Street where they remained until 1889. At that point they moved once more into a residential building named in honor of George B. Forman who donated the property. It became known as “Olean Public Library”

²⁷ Eileen McCartan Smith, “Fine Decorating at Dutch Kate’s,” In Local History Files, Olean Public Library (N.P.)

²⁸ Association of Old Timers, 34.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 11

Name of Property
Cattaraugus, New York
County and State

per a charter by the NYS Board of Regents, establishing it as a free library. A \$40,000 donation from Andrew Carnegie helped fund the new building at 116 South Union Street, earlier on known as the Carnegie Building, constructed in 1910. The Carnegie Building was constructed on the site of the Forman property, opening on May 23, 1910 and a period of growth in the collection and patronage began immediately.²⁹ Librarian Maud Brooks was the head librarian from the time the building opened until her 1940 retirement, later on serving as the city of Olean Historian. A modern facility replaced the current Library in 1973, but it remains open today as a special events venue. The library was listed on the National Register of Historic Places in 1985.

The building at 102 South Union Street was built in 1912 as the Olean Post Office. Until its construction, the Olean Post Office occupied leased facilities between 1816 and 1911. The building sits on the site of the former Moore House-turned-Imperial Hotel. Newspaper coverage at the time celebrated the amenities of the new building which included lock boxes, stamp windows, general delivery windows, carrier's windows, the registry and money order windows.³⁰ Between 1889 and 1925, the staff count at the post office had tripled.³¹ It was listed on the National Register of Historic Places in 1989.

The library, post office and bank were not the only city wide improvements enjoyed in Olean in the early twentieth century. The trolley continued to operate until 1921 when it was sold and reorganized due to increased vehicle ownership. A bus line was formed in 1925 which started to replace, and then eventually phase out, the trolley. Its tracks still lie beneath the city streets.³² The popularity of buses automobiles prompted the paving of roads ca. 1925.

Architects

Most of the two-part commercial buildings in the historic district were designed and built by unnamed local builder and carpenters between the 1860s and 80s. However, the later high-style buildings, such as the Masonic Temple (1893), Library (1910), Post Office (1912), and First National Bank (1915), were designed by well-known New York State architects, once Olean had arrived in a prolonged period of success and prosperity, thanks to the oil industry.

The Masonic Temple was designed by architects Warner and Brockett in 1892. Andrew Jackson Warner was born in 1833 into a family of architects, apprenticing under an uncle who promoted him to partner in the firm.

²⁹ "Library History," *Olean Public Library*, <http://www.oleanlibrary.org/history.html> (accessed October 30, 2014).

³⁰ "Olean's New Post Office Building," *The Olean Evening Herald*, April 10, 1910.

³¹ "John W. Houghton, Veteran Postal Employee Tells of Early Days as a Carrier," In Local History Files, Olean Public Library (N.P. October 7, 1925).

³² Ronald G. Taylor, "Allegheny County Trolley History," *Allegheny County Historical Society*, <http://www.alleganyhistory.org/culture/transportation/railroads/misc-railroad-articles/2086-allegany-county-trolley-history> (accessed October 13, 2014).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Section 8 Page 12

Throughout his entire career, Jackson seemed to alternate between partnering with various architects, and practicing on his own. The firms he was associated with include Austin and Warner, Warner & Co, Warner and Cutler, as well as Warner and Brockett, who was his nephew. The latter partnership was formed in 1877, and dissolved in 1893 when Brockett started his own practice, and Warner retired. Their projects together included the Powers Hotel, the Four Corners building and St. Bernard's Seminary, all in Rochester, The Masonic Temple was the last of Warner's professional projects. He himself was active in a Rochester based chapter of the Free and Accepted Masons.³³

The architect of the Olean Public Library was Edward Lipincott Tilton of New York City who specialized in the design of libraries, designing roughly 100 of them, including Mount Pleasant Library in Washington DC. He was educated at the Ecole des Beaux Arts, influencing his stylistic tendencies. His monograph described him as "both an architect and classical scholar, [who] specialized in the design of library buildings and other public and educational buildings. At the time of his death, he was regarded as one of the foremost library architects in the country. He was a classicist, inspired in his early work by the Italian Renaissance and in his later work by ancient Greece and Rome, and synthesizing classical detail and modern needs."³⁴

The Olean Post Office was one of the final commissions for supervising architect James Knox Taylor of the US Treasury. His other post offices are located in Ithaca, Elmira, Saratoga Springs, Hudson, Niagara Falls, Geneva, Corning, Middletown, Newark, Penn Yan, Schenectady, Watertown, Lockport and Little Falls, New York. Taylor designed the Post Office to complement the neighboring Olean Public Library, also in the Beaux Arts style, to blend in with its surroundings. However the Post Office is a bit more eclectic in its detailing.

The First National Bank at 101 North Union Street was designed by architects Mowbray and Uffinger of New York City. Louis Mowbray and Justin Uffinger established a partnership in 1895, focusing their efforts on bank design and vault engineering. Together they are responsible for 400 banks all over the country. A.W.E. Schoenberg was their engineer in charge and the local builder was Benjamin U. Taylor. Taylor was an Olean resident since 1887, considered an expert in all things mechanical including boilers, ovens and furnaces. He also was a retailer and wholesaler for contractor supplies. His other local projects included Higgins Memorial Hospital and the Exchange National Bank.³⁵

³³ "The Architectural Heritage of the Warners in Rochester, NY," Monroe County Library System, <http://www.libraryweb.org/rochimag/architecture/Architects/Warner/Work.htm> (accessed October 30, 2014).

³⁴ Lisa B. Mausolf and Elizabeth Durfee Hengen, *Edward Lipincott Tilton: A Monograph on his Architectural Practice* (Manchester, NH: The Currier Museum of Art, 2007), 1.

³⁵ Olean Historical and Preservation Society, "Exhibit Checklist of Architects/Builders in the Olean Area," *Building Olean Exhibit*, September-November 1999.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 13

Name of Property

Cattaraugus, New York

County and State

Commercial Buildings, Businesses and Merchants

Before the 1866 and 1883 fires in the downtown, Olean was a small village of modest framed residences and commercial establishments, which often coexisted in the same building. These buildings were easily erected, given the surplus of lumber in the region, which served as the early industry of Olean. Much like today, they were centered on and around the intersection of Union and State Street. Many of these owners reconstructed their businesses on their same lot, following the tragedy, this time using fireproof masonry.

The redevelopment of Olean's downtown commercial buildings closely paralleled the rise in Olean's oil industry which increased population and wealth. The mandate to use costlier brick would not have been realized earlier on, as masonry was not affordable to Olean's merchants in the earlier part of the century.

The success of downtown can also be attributed to its mixed use. People not only shopped and worked in the commercial district, but lived in the upper stories as well. These buildings typically had storefronts on the ground level with upper level offices or residences. The building described as inns and halls also had storefronts on the first level with their specialized uses occurring on the upper levels. Goods and services were in high demand. Stores sold typical wares such as groceries, produce, drugs and clothing. There was also stationary, hardware, dry goods, and restaurants. Very few storefronts were vacant during the period of significance.

Number 109 North Union Street was one of the first buildings to be rebuilt after the Great Fire in 1866. Owner Herman Schuetz, a local jeweler and watchmaker previously in business with Fred Eaton at 125-127 North Union, decided to open his own store using brick from his farm. The building continued on as a jewelry shop, owned by Otto Miller in the early nineteenth century.

A handful of Olean's earliest buildings built ca. 1866-1869 continued to serve in their original commercial purpose for many decades. Another example is at 119 North Union Street, which housed a pharmacy for most of its life. Earlier on it was run by Dr. JVD Coon, a druggist and pharmacist. Then it became home to the F.R. Brothers Pharmacy until 1993, making it the oldest pharmacy in Olean and Cattaraugus County. Olean's first female pharmacist, Gerty Keenan, spent her career here. 117 North Union Street served as a grocery operated by John Finnessy through the early twentieth century. 125-127 North Union Street served for 105 years as the shop of FH Oakleaf. Oakleaf owned a stationery and book store, with three generations of the same family operating it until 1986.

Before the architect-designed, high-style buildings were constructed in the late nineteenth and early twentieth centuries, those establishments resided within leased spaces of the commercial buildings. 119 North Union Street, built in 1866 was the original location of the First National Bank of Olean until it moved to 107 North Union Street where it remained from 1871-1914. 133 North Union Street was an early home to the Olean Library, who rented a space from tailor J. Pelton. The post office resided within the city building (since demolished.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Section 8 Page 14

The commercial buildings of the 1870s and 80s represent the bulk of what we see today in the historic district. Their retail tenants changed more frequently, keeping up with the needs of the residents and fashions of the day. A typical example illustrating these patterns is 121-123 North Union Street, built 1873-1878. It initially served as a furniture shop and office for the Olean Record. As early as 1886 it housed S. Michael Clothier and JF Grant & Bros, Ladies/Gents/Misses and Fine Shoes. In the following decades it served as a Wilkinson's Hardware and Crockery Store, US Express Office, Dry Goods Store and the Olean Sugar Bowl Restaurant. This was not uncommon, particularly on North Union Street. Restaurants became grocery stores, furniture stores became hardware stores, and so forth.

Occasionally storefronts were divided in half for use by two businesses. This occurred at 113-15 North Union Street, built ca. 1878-1882, and occupied early on by Meloy's Groceries, extending into the early twentieth century. By 1906, the ground level had been divided into two separate storefronts and Eugene Smith Jewelers joined Meloy's at this address. Today, it is still subdivided.

Conversely, and rarely, commercial buildings and uses were combined as at 129-131 North Union Street. 129 North Union Street was originally constructed ca. 1882, and served as CE Andrews Furniture & Wallpapers. 131 North Union Street was originally Blake and Wilkinson's, Dealers in Hardware, Stoves, Crockery, Glassware, Stoneware, Sash, Doors and Blinds. In 1971, Five Star Bank purchased the buildings at 129 and 131 North Union Street, the renovated both buildings, connected them on the interior and constructed a double-wide facade which is what we see today. The historic buildings have been altered significantly, and those alterations are outside of the period of significance, rendering this property non-contributing.

Most residences were located in the upper stories above the retail businesses. An exception was 120 South Union Street, built as a stand-alone home for oil producer Louis C. Wilson in 1895-98. The proximity of this house to the commercial center of Olean is a testimony to Wilson's wealth, both being able to afford the real estate and construct a high style residence.

West State Street commercial blocks were reconstructed 15 years later than Union Street due to its 1883 fire. As opposed to the North Union Street block which took almost 20 years to entirely rebuild, the West State Street building owners had their new commercial buildings open within 7 years of the blaze. Again, this is likely a factor of wealth, as the oil industry was well established by this time.

A typical example is 110-114 West State Street, known as the Mayer Block, rebuilt in 1883 almost immediately after the fire. The building both pre- and post-fire served as Frederick C. Mayer's Wholesale and Retail Butchers on the ground floor. The newer, larger masonry structure also provided space for Mayer's Bakery and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 15

Name of Property
Cattaraugus, New York
County and State

Dining Room with residences above, and a social hall on the third story. In 1907 the third floor was converted into a roller skating rink, accessed by a set of iron stairs between the building and 116 West State Street.

However, much like the later North Union buildings, the storefront did change hands quite a bit following the closing of Mayer's shops. In the 1930s the ground level of the building was occupied by a paint store, optometrist, rifle club, shoemaker restaurant and American Legion office. Some of these commercial ventures gradually replaced second story residences.

GROWTH OF THE HISTORIC DISTRICT 1900-1940

Olean, at the turn of the century seemed an idyllic small city according to an account by residents G.W. Ames and W.S Brooke:

“Olean is a city of natural advantages. Our railroad facilities are unsurpassed. Our banking facilities are unexcelled. Labor is cheap, and labor troubles are unknown, which is due to the fact that nine-tenths of the laboring classes own their homes. We are in the midst of vast timber regions, making lumber of all kinds cheap. Olean has paved streets, a fine fire department, elegant parks and drives, wide and shady avenues, low taxes, good society, fine homes, the best hotels in Western New York, the finest armory in the state, a large and complete public library, finest stores of any city of its size in NY State, gravity water works, electric lights, unexcelled public schools, fine churches, a perfect system of electric street railroads.”³⁶

Despite the obvious exaggeration, Olean was indeed in its heyday at the turn of the century. The population in 1900 was a robust 12,200.³⁷ It was at this time that Americans were introduced to the horseless carriage. Demand for cars soon exceed their availability, and by the mid-1910s, additional sales shops opened.³⁸

ARCHITECTURE OF THE DISTRICT

When Olean was first settled, the United States was a rising economic power, fueled by the growth of its enterprising citizens. As new settlements were established, business districts were given particular attention as the face of the village, providing impressions of both success and potential. Their character was largely defined by size, density, and quality of its buildings. Clustered together, a collective image was established and a commercial district identified.³⁹

³⁶ G.W. Ames and W.S. Brooke, *Olean by Pen and Camera* (Olean, NY: Exchange National Bank, 1897), 58.

³⁷ Duplex Directory of Olean, NY, 15.

³⁸ Lynn Scott, “Olean’s First Autos,” In *Historical Happenings*, compiled by Olean Historical & Preservation Society (Allegany, NY: Citizens Printing House, 2001), 93.

³⁹ Longstreth, 12

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 16

Name of Property
Cattaraugus, New York
County and State

Richard Longstreth wrote of the importance of individuality within the collective in his book *The Buildings of Main Street*:

“The individuality of the emporiums, offices, banks, hotels, and theaters that made up these areas was as important as their collective image. The ever-expanding scope and complexity of commercial endeavors resulted in buildings that were increasingly specialized in function. Mass manufacture of building products, including ornament, and the creation of new materials allowed thousands of buildings to attain a distinctive appearance previously reserved for only the costliest edifices. Facades served as advertisements for the businesses within. Small and large buildings alike were often conceived as monuments to the industriousness of the people who commissioned them. The commercial center became a collage, a panoply of competing images embodying the rivalry of the marketplace.”⁴⁰

Olean’s commercial district during the period of significance was tight intermingling of people, business and transportation. Spanning a seventy year period of significance, its buildings represent a variety of architectural forms, ranging from small 2-part commercial blocks to mid-sized multi-story/multi-use buildings to stand-alone civic structures. Different architectural styles were introduced gradually as new builders arrived to Olean, bringing along novel ideas about detailing. Despite the eclectic collection, each block has a cohesion that lends itself to an overall high integrity of character for the entire district.

The oldest buildings are located on the western side of North Union Street, rebuilt following the fire of 1866. The northern block of West State Street was next to arrive, following the 1883 fire. Excepting First National Bank ca. 1915, these blocks are all two-part, 2/3-story, attached masonry commercial Victorian buildings, with later façade updates as described below. Two-part commercial blocks are the most common form used for small- to mid-sized downtowns across the country. These buildings are the heart of the district, the nuts and bolts of a commercial downtown where people lived, shopped and sought services.

They were designed with ground level public spaces situated beneath either private residences or professional offices. Often the upper and lower stories received differing architectural treatment to reflect the various uses of the interior. Public storefronts, hotel lobbies or banking rooms often had larger glass fenestration compared to the smaller windows above. Though the buildings on North Union and West State were constructed over a few decades, effort was made to relate to their adjacent neighbors either through material, cornice treatment, window placement and style, horizontal banding or signage level.

Design features were simple in the mid-1800s, governed by practicality. Lower levels often had recessed entrances with piers supporting the masonry wall above. (Subsequent alterations, including the introduction of structural steel along with plate glass storefronts, allowed for the elimination of the piers.) Ornament was

⁴⁰ Longstreth, 13

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 17

Name of Property

Cattaraugus, New York

County and State

minimal, mainly relegated to a modest cornice. As the country moved into the Victorian period in the late 1800s, the buildings became more ornate with embellished facades including decorative masonry, window hoods, heavy overhanging cornices and parapet walls. This can be attributed to a new interest in buildings as art, contributing to the beauty of the city, as well as new technology that allowed for more advanced stone cutting for adornment purposes.

Moving towards 1900, there was a change in scale of main streets as there was increasing demand for services and soaring real estate prices. This is evident on the east side of North Union Street at the Olean House and Masonic Temple. These larger buildings are similar to their predecessors in that they are all rectilinear box shapes with public storefronts and subdivided by partitions to accommodate tenants' needs above. However their façade treatment differs. Whereas the other buildings are 2-part, these later additions to Olean are 3-part vertical blocks. Their composition has a distinctive upper zone which is given a different architectural treatment than the mid-section. For example an upper zone may have different window treatment such as shape or ornamental surrounds, elaborate masonry patterning or terra cotta sculptural pieces. The 3-part style was not fully realized until after the turn of the century, so these earlier examples are more subtle than later ones such as the First National Bank.

The sole example of a stand-alone residence within the district is at 120 South Union Street. Most downtown residents lived on the upper stories of commercial buildings or on the streets parallel to the downtown. The proximity of this home to the city center is indicative of the wealth of its original owner, an oil producer. It is built in the Victorian style, a shared style with its commercial neighbors on North Union. However, much like the Beaux Arts buildings, it also uses classical features. During this period, residential styles transitioned from Queen Anne to Colonial Revival. The residence retains high integrity, having only 3 owners in 115 years, with few changes to its exterior envelope.

Until this point, most architects were educated in the drafting rooms of firms. At the turn of the century, a new framework for higher education was introduced which included university classes as well as trips abroad, where the students would have a first-hand opportunity to study European architecture, particularly at the Ecole des Beaux Arts in Paris. This awakened an interest in the Renaissance classical style, which had been dormant in the United States for many decades. Once it arrived in the country, the Beaux Arts style was largely used in public buildings, such as the post office and library in Olean. The style is characterized by the use of some or all of the following: classical Renaissance surface ornamentation, light colored stone, rusticated stonework, pilasters, symmetry of façade and a low pitched roof.

Both the library (1910 by Edward Tilton) and post office (1912 by James Knox Taylor of the Treasury Department) have been previously listed on the National Register of Historic Places. The post office was designed to show a resemblance to the library building, providing a unity to the southwest quadrant of the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 18

Name of Property
Cattaraugus, New York
County and State

commercial district. They both share the advantageous location of being across from both the bank and Lincoln Park.

“The library exhibits characteristic features of the Beaux Arts style such as a balanced and symmetrical composition, clearly articulated wall surfaces, large massing and proportions, the use of classical architectural details including pronounced moldings, enriched cornices, statuary and pilasters. Tilton’s attention to detail and mastery of classical ornament is evident in his use of a variety of enriched moldings in the cornice, stringcourses and surrounds on the building. The façade of the library is distinguished by the precise symmetry of the three grand arched openings balanced by the attic windows. The enriched sculptural ornamentation above the central entrance is a superb example of Beaux-Arts decoration with its cartouches, medallions and swags.”⁴¹

The post office is a more of a transitional building in terms of style. It intentionally shares some of the Beaux Arts character of the library but also features detailing reflecting the Craftsman mode, which was a popular style from 1905 through 1930.

“The building represents an era when post office buildings were individually designed and when attempts were made to integrate these buildings with the surrounding architecture. In the case of the Olean Post Office, the styling is eclectic, employing Renaissance and Craftsman motifs, and complements the design of the adjacent Olean Public Library which also features round-arched openings and a hipped roof in a Renaissance-inspired design. The Renaissance-inspired detailing of the Olean Post Office is reflected in the extensive use of rustication, arcading, horizontal stringcourse, decorative brick detailing and the bracketed cornice. The cornice, which is made of wood, is unique to Taylor’s work in New York State. It incorporates carved wooden members and exposed rafters often seen in Craftsman designs and architecture of the American west, including some of Taylor’s post office design for western states.”⁴²

As the country became more connected through transportation and communication, so did its architectural styles. The First National Bank is a prime example of the Chicago commercial architectural style, and is the architectural gem of downtown Olean. With a commanding seven stories, it was constructed as both a bank and office building which anchored Olean at the intersection of Union and State in the heart of the commercial district. Its imposing, noble façade is indicative of the prosperity enjoyed by Oleanders during the peak of their financial successes. Newspaper articles written at the time of its opening described the ornamented gray granite, bray brick and terra cotta exterior in great detail, including bronze and cast iron panels placed between Doric columns and pilasters.

⁴¹ Martin, Section 8, Page 5.

⁴² Shaver, Section 8, Page 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 19

Name of Property

Cattaraugus, New York

County and State

The Chicago architects promoted new technologies of steel frame construction, which greatly contributed to creating truly fireproof buildings. Given the history of Olean, this ideal was embraced and executed in the form of a model bank. The building's fireproofing methods were also described in the local newspapers. "The materials for the structural walls together with the floors, ceilings and roofs are steel, terra cotta block and cement, completing an absolutely fireproof construction built around what is generally known as a skeleton steel framework. The building is further made absolutely fireproof by having all the window frames made of rolled copper and cast iron, and in many cases, they are glazed with wire glass, while the interior trim, desks etc. are made of steel. In all the structure is as fireproof as human ingenuity can devise and a close examination will soon show that it contains every possible feature as known to the best of bank and office buildings." The article continued to discuss the interior furnishings and equipment that made the bank "a marvel of utility, completeness and finish."⁴³

Steel was also used in turn-of-the-century updates to storefronts of the two-part commercial blocks on the west side of North Union Street. As an active commercial thoroughfare in Olean, most if not all of the commercial buildings along Union Street received updates to their storefront facades. Some of these changes were for aesthetic reasons, to create a fresh, new attractive appearance, while many of these changes were due to developments in material technology that allowed for more open and better illuminated interiors. Bulky masonry piers and recessed entrances behind them were eliminated in favor of a more front-facing, lightweight steel and glass storefront assembly. Small windows gave way to large expansions of plate glass in the mid-1910s when many of the storefronts were updated to exhibit their goods to passersbys.

Updates to storefronts in the 1930s featured Art Deco styling which gained popularity between the two world wars, under the influence of European modernism. Opposing the tradition of the Beaux Arts, Art Deco rejected the classical in favor of the geometrical. The most high style example in Olean is the W.T. Grant building, updated at the end of the period of significance in the late 1930s. It features an emphasized verticality using rectilinear panels and striations and planar surfaces.

The third material introduced in the twentieth century was pigmented structural glass. Typical of the Art Deco style, the sleek, shiny, colorful panels were thoroughly modern in their looks and technology. In Olean, structural glass was typically used as tiled sheathing at storefront level atop the older red brick. It made the storefront design appear more streamlined, which was characteristic of the Art Deco style. It had the added benefit of updating the image of the establishment, with the hope of attracting more customers. Application as a veneer made it a sensible choice for façade modernization at those storefronts which had fallen out of fashion

⁴³ "New Home of First National Bank Ready for Occupancy Is a Model Bank Home Fireproof In Every Detail," In Local History Files, Olean Public Library (N.P., July 14, 1915).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 20

Name of Property

Cattaraugus, New York

County and State

by the 1930s and were seeking a more up-to-date appearance. The glass remains in situ on three of Olean's buildings.

OLEAN FOLLOWING THE PERIOD OF SIGNIFICANCE (Post – 1940)

As was happening throughout American cities in the post-World War II era, the automobile would eventually become the traditional commercial main street's undoing, countering the decades of local urbanization efforts.⁴⁴ Prior to this era, goods that were made in Olean stayed in Olean, allowing for local wealth to be accrued and recirculated in the local economy. However by 1940, the dominance of vehicular transport enabled goods, services and people to travel great distances, essentially decentralizing main streets all over the country, including Olean.

While automobiles played a role in the gradual decline of Olean's local economy, the changing oil industry also played a significant role in its downturn. The Olean city historian wrote about the decline of the oil industry after the 1930s, which was "largely due to the discovery and production of the Oklahoma and Texas fields. The western oil was not as good a grade but it was much easier and cheaper to obtain due to the large, shallower pools. New York fields drilled through hundreds of feet of soil and rock to reach the oil sands. The new fields in the west were less than half as deep and weren't hampered by rock formation. In 1954, the Socony Oil Company moved from Olean to Ferndale, Washington, and an era of Olean history was over. There are still a small number of independent leases and there is still oil in the ground, but even the high price of current oil has not resurrected the excitement of another time."⁴⁵

The less oil needed for drilling, the less work there was to be done, leading to a declining population. Olean was at the height of its citizenry in 1950, with a population of 22,884. Once the oil businesses closed, Olean lost over one thousand people in each of the following 6 decades. Today it is a city of 14,152.⁴⁶

As the city population, and consequently the strength of its commercial center, diminished, larger businesses bought up the smaller mom and pop stores and moved north of the district. Urban Renewal in the 1960s and 70s took its toll. In an effort to clean up an old, deteriorated downtown, relocation of commercial businesses away from the city center was encouraged, along with demolition of their former densely packed "obsolete" buildings.

One block north of the historic district, on both sides of Union Street, pockets of parking lots and/or standalone box buildings have replaced historic commercial blocks. Just further north, past the intersection with Sullivan

⁴⁴ Longstreth, 7.

⁴⁵ Brief History of Olean."

⁴⁶ U.S. Census Bureau.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 8 Page 21

Name of Property

Cattaraugus, New York

County and State

Street, a shopping mall on the east side has completely erased all of the North Union street buildings. To the south, a similar but not identical situation exists. There is severe loss of historic architectural fabric on South Union Street, both on its east and west sides, outside of the district boundaries. The development that replaced the original commercial buildings is of a smaller scale that better matches the district. However setbacks, parking lots, and more modern architectural styles are significantly different. Historic photos show North and South Union Streets as a continuous wall of brick commercial buildings for at least four consecutive blocks. Today, this density only exists within the 18-building Union and State Streets Historic District.

Although an intact collection of original buildings remains within the historic district, many downtown storefronts are now vacant. However, the lack of wealth in Olean has worked in the architecture's favor in that little money was spent to renovate the commercial district facades of the early twentieth century, enhancing the district's integrity.

CONCLUSION

The Union and State Streets Historic District is significant under National Register Criterion A in the area of Commerce and under Criterion C in the area of Architecture. The natural advantages of Olean's location at the headwaters of the Allegheny River made it appealing as a jumping off point for thousands of pioneers looking to travel to the new Ohio territory via the river. Not long thereafter, the boom of jobs in the local oil and lumber industries allowed settlers to make Olean their permanent home. In order to accommodate these colonists, stores, businesses and inns were built near the intersection of Union and State Streets, establishing Olean's commercial center. These frame buildings did not survive the many fires of the nineteenth century. The village mandated masonry reconstruction beginning in 1866, which marks the start of the district period of significance. These buildings stand out as an intact collection of historic commercial and civic buildings among a sea of Urban Renewal projects in Olean. The district has a diverse building collection, including two-part commercial blocks, inns, halls, and civic buildings which represent the typical institutions found in prosperous small cities across the country. A variety of architectural styles are employed, such as Italianate, Beaux Arts and Art Deco. Despite the passage of century, and despite an economic downtown, most of these buildings have retained their original use and also their integrity through the retainage of architectural massing, fenestration and detailing. For those buildings vacant, there is promise shown for revitalization and rehabilitation through the federal tax credit program.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 9 Page 1

Name of Property
Cattaraugus, New York
County and State

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 9 Page 2

Name of Property
Cattaraugus, New York
County and State

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 9 Page 3

Name of Property

Cattaraugus, New York

County and State

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Verbal Boundary Description

The boundaries encompass properties along North and South Union Streets at the intersection of State Street. Refer to attached map with scale.

Boundary Justification

The boundaries encompass the largest intact collection of historically related commercial and public buildings in the heart of downtown Olean. These buildings historically and thematically correspond to a common late nineteenth and early twentieth century commercial development period for Olean. Surrounding the historic district, resources reflect significant alteration and demolition, or are of modern construction. The Union and State Streets Historic District stands out for retaining a good degree of integrity to its feeling and association as a historic commercial center.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 2

UNION AND STATE STREETS HISTORIC DISTRICT

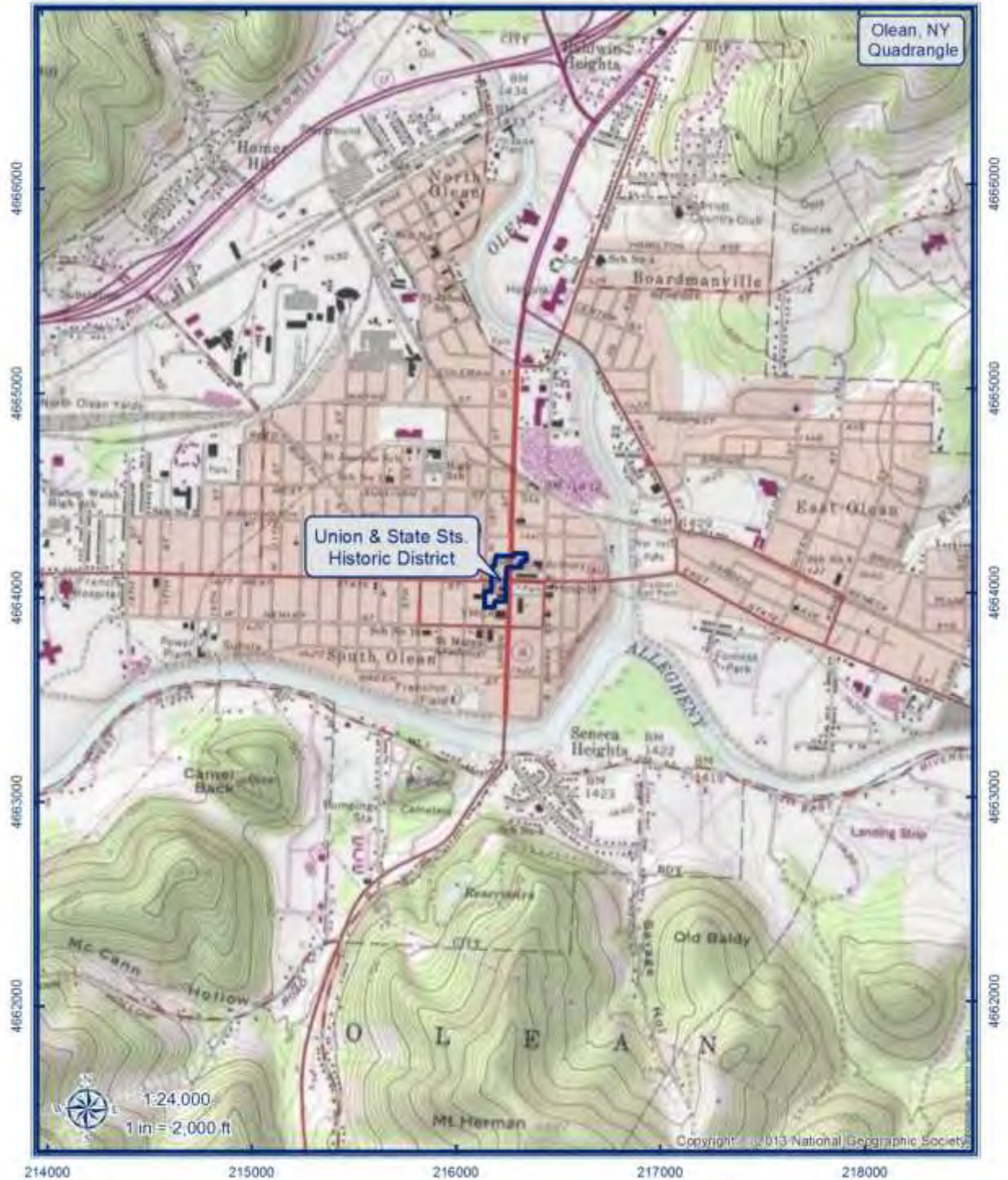
Name of Property

Cattaraugus, New York

County and State

Union & State Streets Historic District

City of Olean,
Cattaraugus Co., NY



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



Union & State HD



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

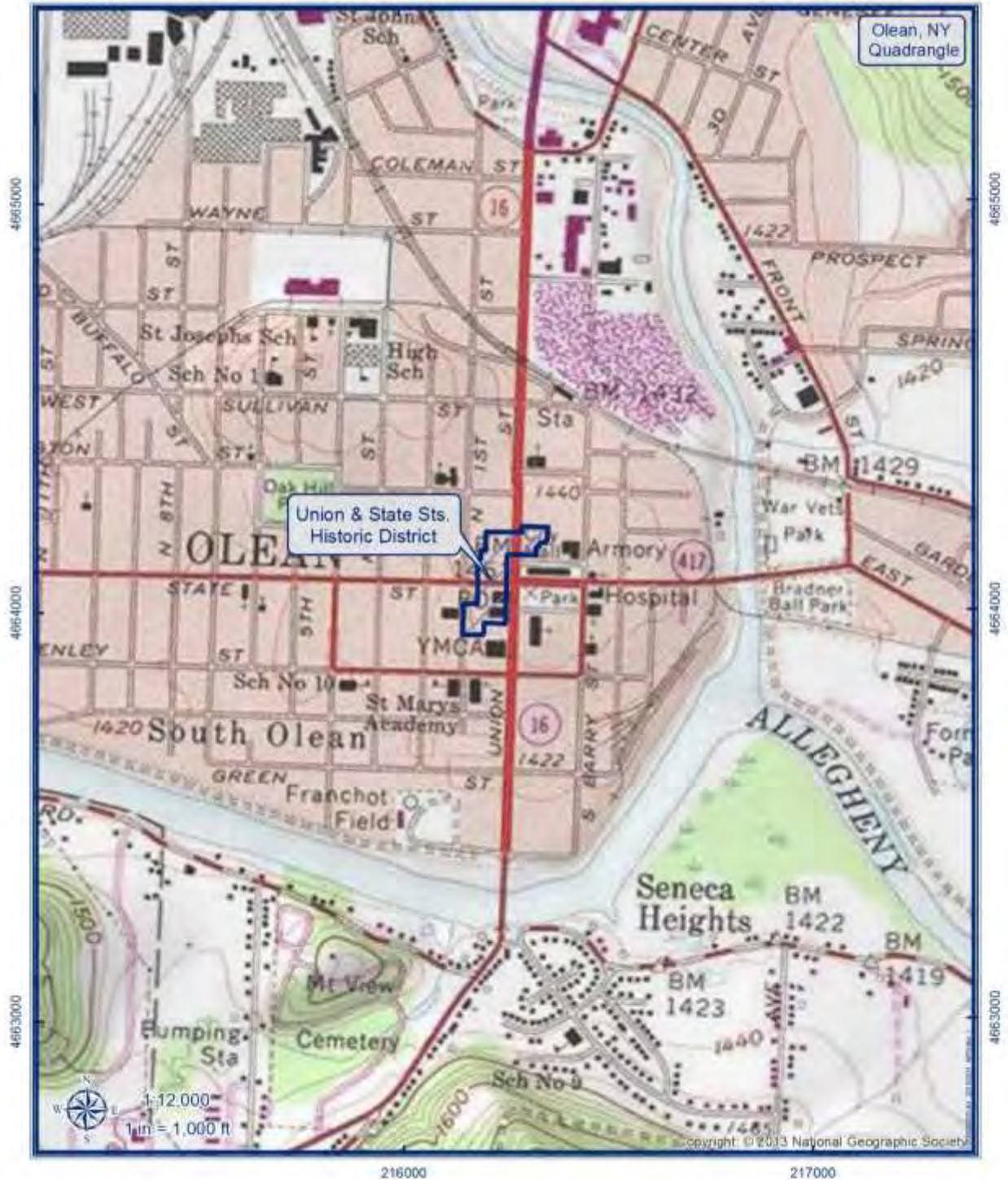
Cattaraugus, New York

County and State

Section 10 Page 3

Union & State Streets Historic District

City of Olean,
Cattaraugus Co., NY



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



Union & State HD



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 4

UNION AND STATE STREETS HISTORIC DISTRICT

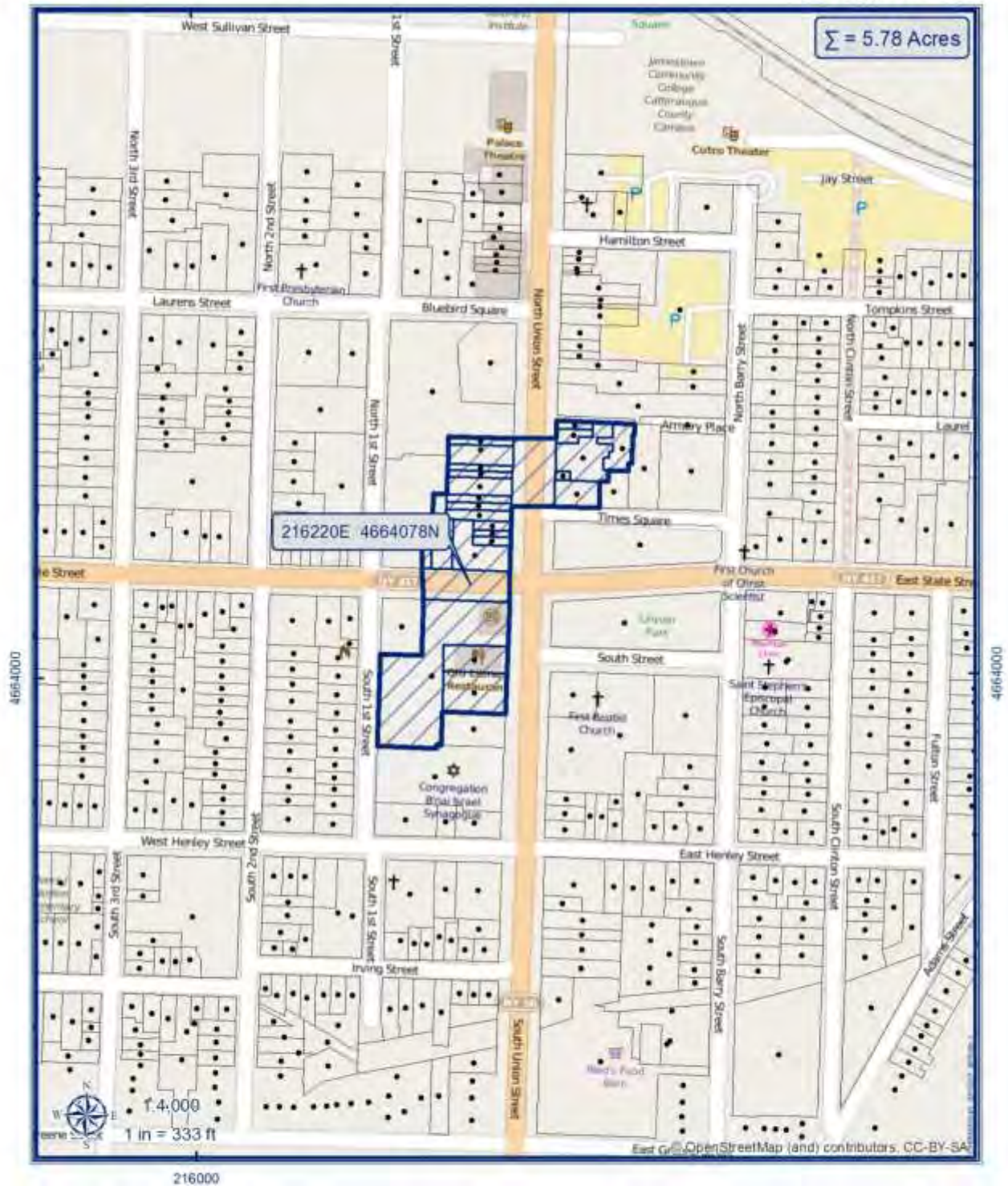
Name of Property

Cattaraugus, New York

County and State

Union & State Streets Historic District

City of Olean,
Cattaraugus Co., NY



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



Union & State HD



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 10 Page 5

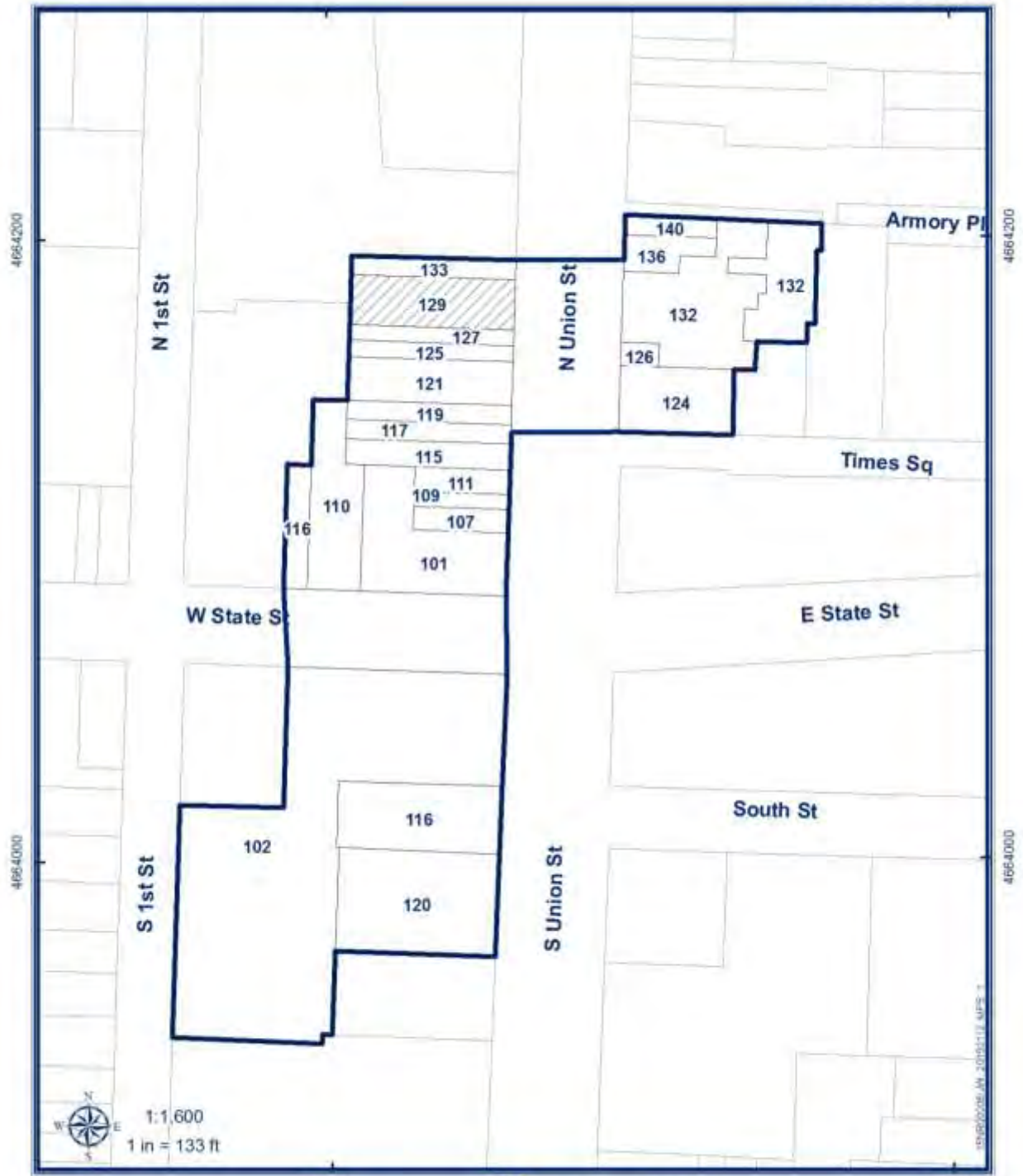
Name of Property

Cattaraugus, New York

County and State

Union & State Historic District

City of Olean,
Cattaraugus Co., NY



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



- Union & State HD
- Contributing
- Non-Contributing



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Section 11 Page 1

Name of Property
Cattaraugus, New York
County and State

Additional Information

Photo Log

Name of Property: Union and State Streets Historic District
County: Cattaraugus
State: New York
Photographer: Susan Lawson, Johnson-Schmidt & Associates, Architects
Date Photographed: September 15, 2014 and October 25, 2014

Photos-

01 (NY_Cattaraugus County_Union and State Streets Historic District_0001.tiff):
126-140 North Union Street. Olean House. 1893 Addition. Front/West Façade.

02 (NY_Cattaraugus County_Union and State Streets Historic District_0002.tiff):
126-140 North Union Street. Olean House. 1889 Original Building. Front/West Façade.

03 (NY_Cattaraugus County_Union and State Streets Historic District_0003.tiff)
118-124 North Union Street. Masonic Temple. Front/West Façade.

04 (NY_Cattaraugus County_Union and State Streets Historic District_0004.tiff)
West side of North Union Street. Front/East Facades, Building numbers 121-133. View from the east, facing west.

05 (NY_Cattaraugus County_Union and State Streets Historic District_0005.tiff)
West side of North Union Street. Front/East Facades, Building numbers 113-121. View from the east, facing west.

06 (NY_Cattaraugus County_Union and State Streets Historic District_0006.tiff)
East side of North Union Street. Masonic Temple and Olean House. View from the southwest, facing northeast.

07 (NY_Cattaraugus County_Union and State Streets Historic District_0007.tiff)
West side of North Union Street. Sidewalk view, facing north. Building number 109 at forefront.

08 (NY_Cattaraugus County_Union and State Streets Historic District_0008.tiff)
West side of North Union Street. Front/East Facades, Building numbers 101-113. View from the east, facing west.

09 (NY_Cattaraugus County_Union and State Streets Historic District_0009.tiff)
West side of North Union Street (forefront). Building numbers 101-111. Front/east facades. View from the northeast, facing southwest.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

UNION AND STATE STREETS HISTORIC DISTRICT

Section 11 Page 2

Name of Property

Cattaraugus, New York

County and State

West side of South Union Street (background). Post Office at south side of intersection of Union and State, Library behind it.

10 (NY_Cattaraugus County_Union and State Streets Historic District_0010.tiff)

First National Bank of Olean/Manufacturer's Hanover Bank and 1950s addition to its north. 101 North Union Street. Front/east façade. View from the east, facing west.

11 (NY_Cattaraugus County_Union and State Streets Historic District_0011.tiff)

North side of West State Street. Building numbers 106-116. Front/South facades. View from southeast, facing northwest.

12 (NY_Cattaraugus County_Union and State Streets Historic District_0012.tiff)

Overall view of North Union Street, facing north from intersection of State Street. First National Bank of Olean/Manufacturer's Hanover Bank at left, Masonic Temple at right.

13 (NY_Cattaraugus County_Union and State Streets Historic District_0013.tiff)

Overall view of North Union Street and State Street intersection. View from southeast, facing northwest. First National Bank of Olean/Manufacturer's Hanover Bank at center. 106-116 West State Street properties at left. 107-117 North Union Street properties at right.

14 (NY_Cattaraugus County_Union and State Streets Historic District_0014.tiff)

Overall view of South Union Street. View from northeast, facing southwest. Front/West facades. Post Office (102 S. Union) at forefront. Former Olean Public Library in midground (116 S. Union) and 120 S. Union in background.

15 (NY_Cattaraugus County_Union and State Streets Historic District_0015.tiff)

Overall view of North and South Union at West State Street intersection. View from southeast on South Union, facing northwest. Post Office in foreground, First National Bank of Olean/Manufacturer's Hanover Bank in midground.

16 (NY_Cattaraugus County_Union and State Streets Historic District_0016.tiff)

Former Olean Public Library and 120 S. Union Street. Front/East facades. View from east, facing west.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 3

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Historic Maps



Figure 1. Map of Village of Hamilton as surveyed by E. Johnson (1808)
Highlighted blocks are within Union and State Streets Historic District boundaries.
Note that the current district is identical in location to the original commercial center.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 4

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property
Cattaraugus, New York
County and State

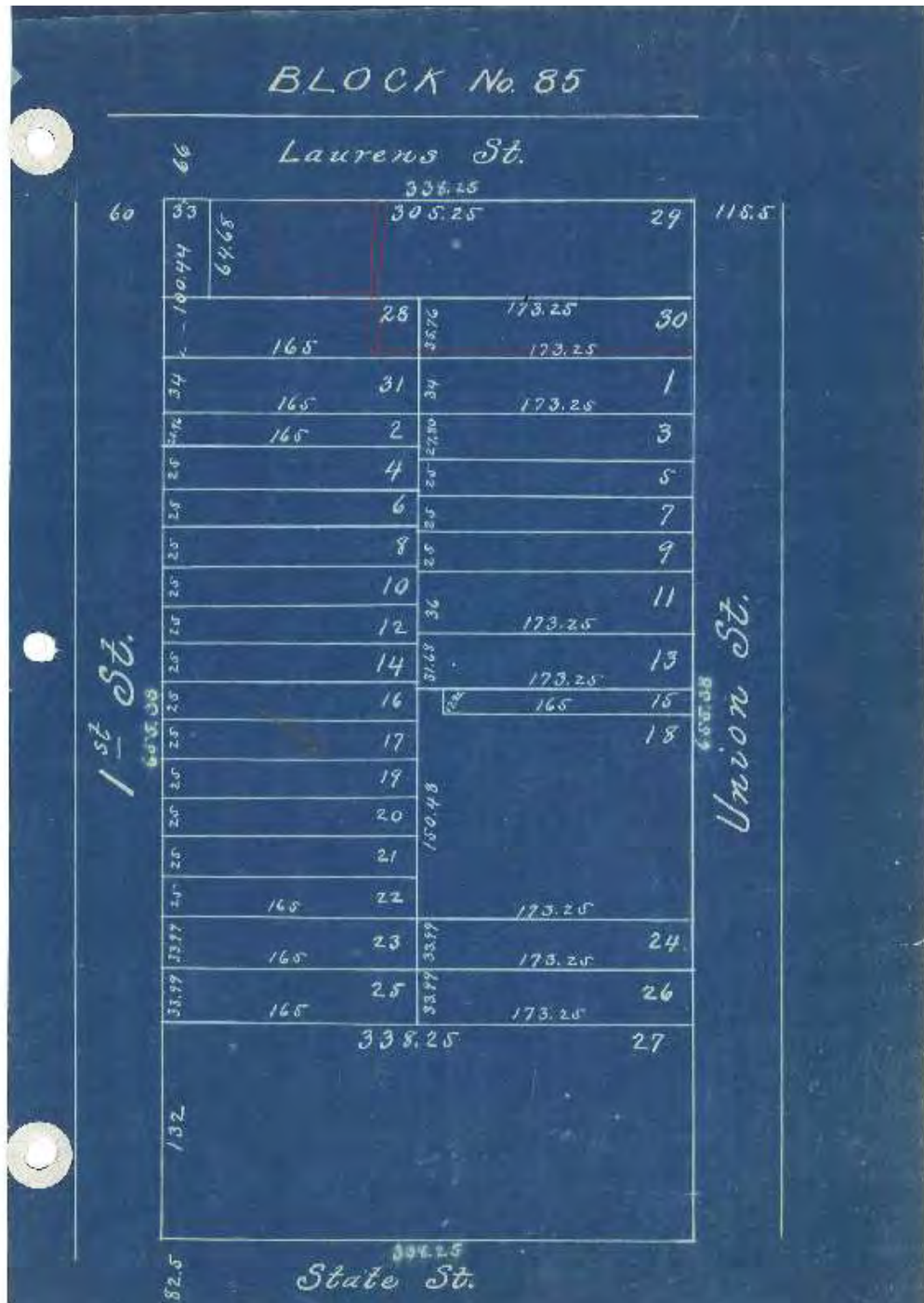


Figure 2. Gossaline Map of City Center (1836)
North Union Street at right, West State Street at bottom.
Historic district boundaries extend from Lot 13, south to Lot 27.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 5

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

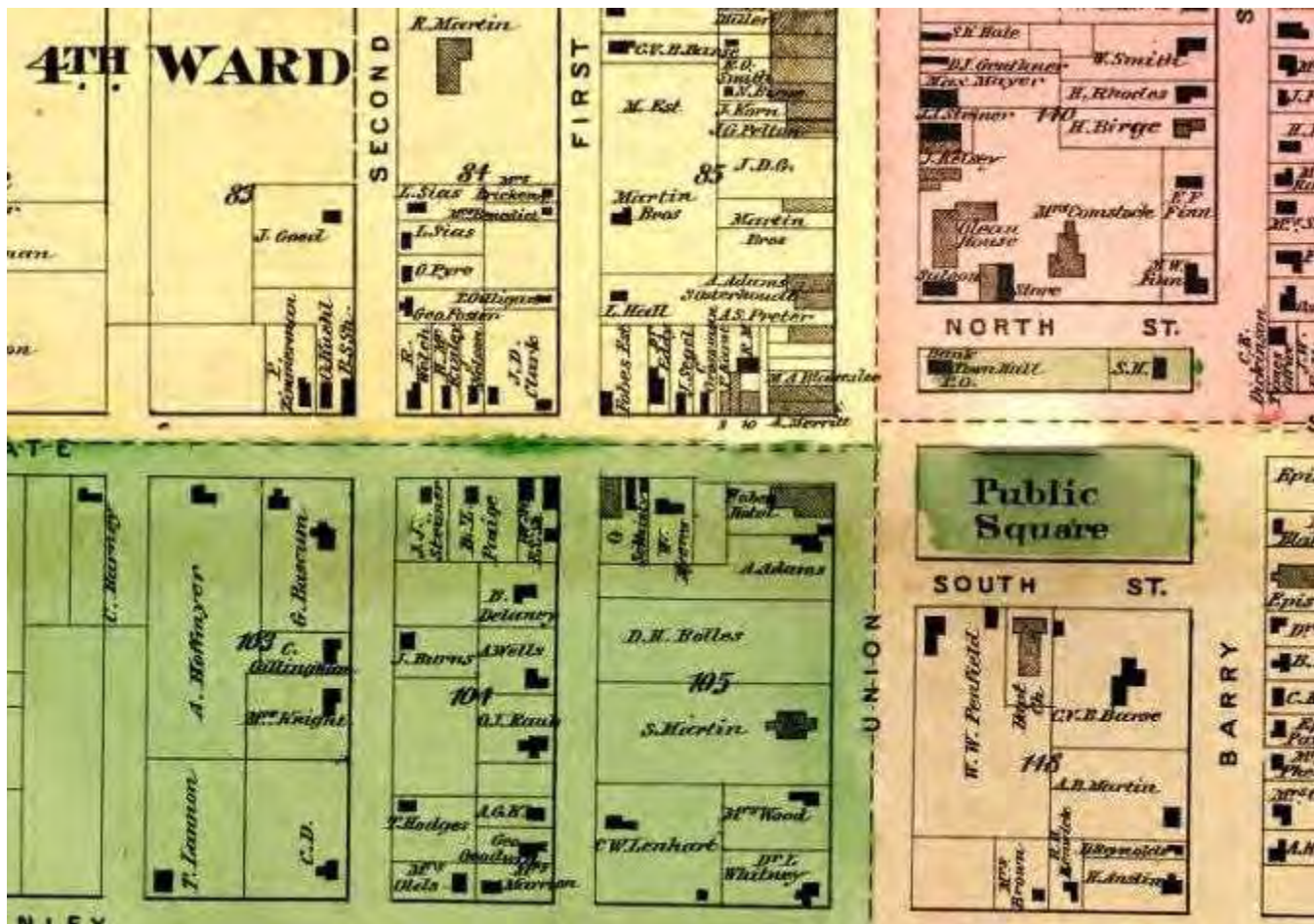


Figure 3. Beers Map, following 1866 fire that burned down the west side of North Union Street above West State Street (1869)

Some rebuilding had commenced, but many lots remained empty.

Building on east side of North Union and west side of South Union yet to be built.

West State Street properties on map are NOT the ones we see today due to an 1883 fire.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 6

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

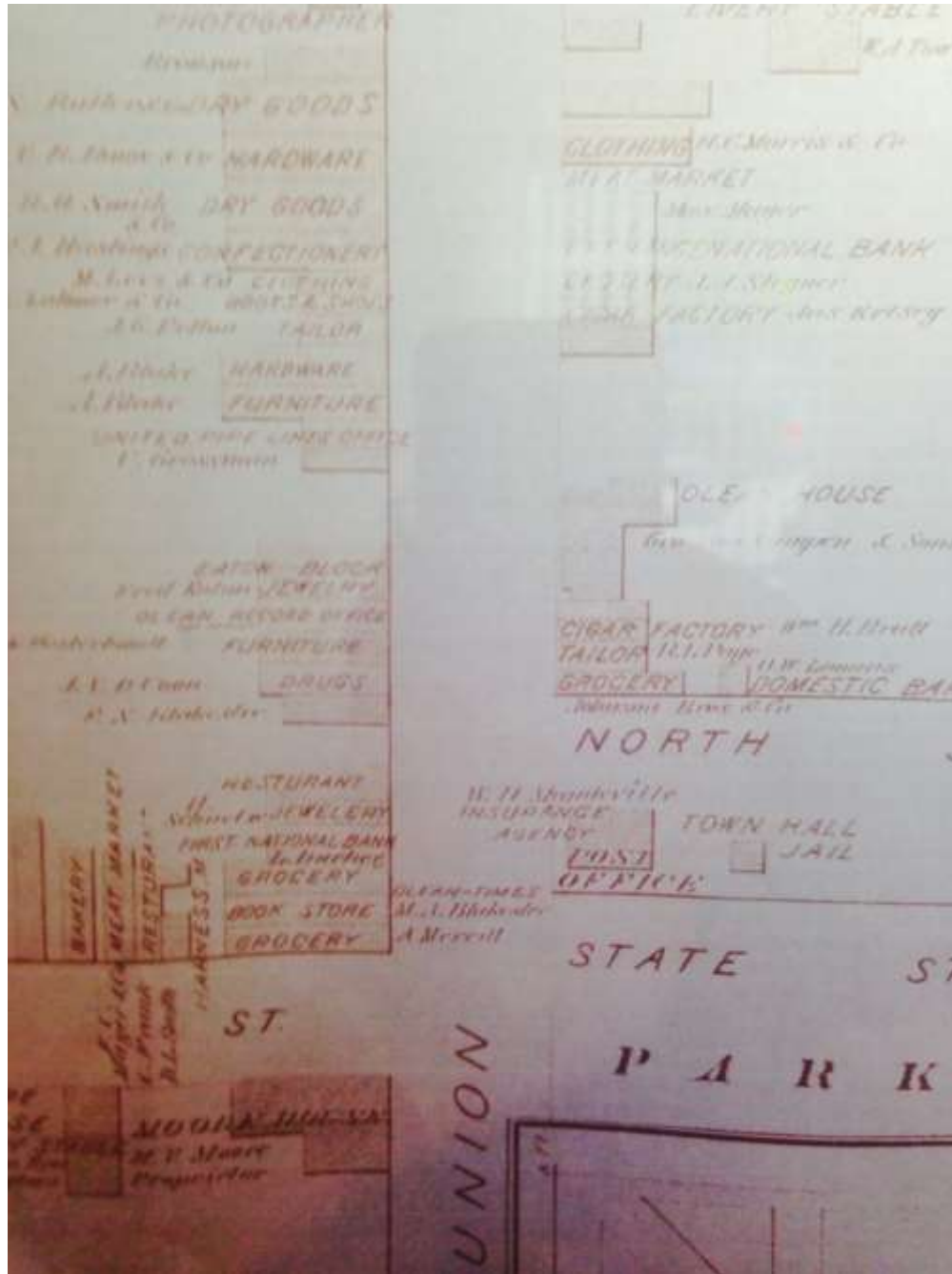


Figure 4. Map of Olean, New York. Published by the Union Map Publishing Co. of Olean, NY (1878)

The buildings on the west side of North Union (110-111, 117-125) have been rebuilt after the fire. The buildings on the east side of North Union, and the north side of West State have since burned.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 7

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 5. Birdseye View, looking at the west side of North Union Street (1882)
Entire block rebuilt by this time.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 8

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 6. 1915 Sanborn, revised to 1925.

Much has changed since the 1882 Birdseye:

The West State Street properties within the district (numbered here 108-118) have been rebuilt after the 1883 fire, and the First National Bank (Manufacturer's Hanover) was constructed at the corner of State and Union.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Section 11 Page 9

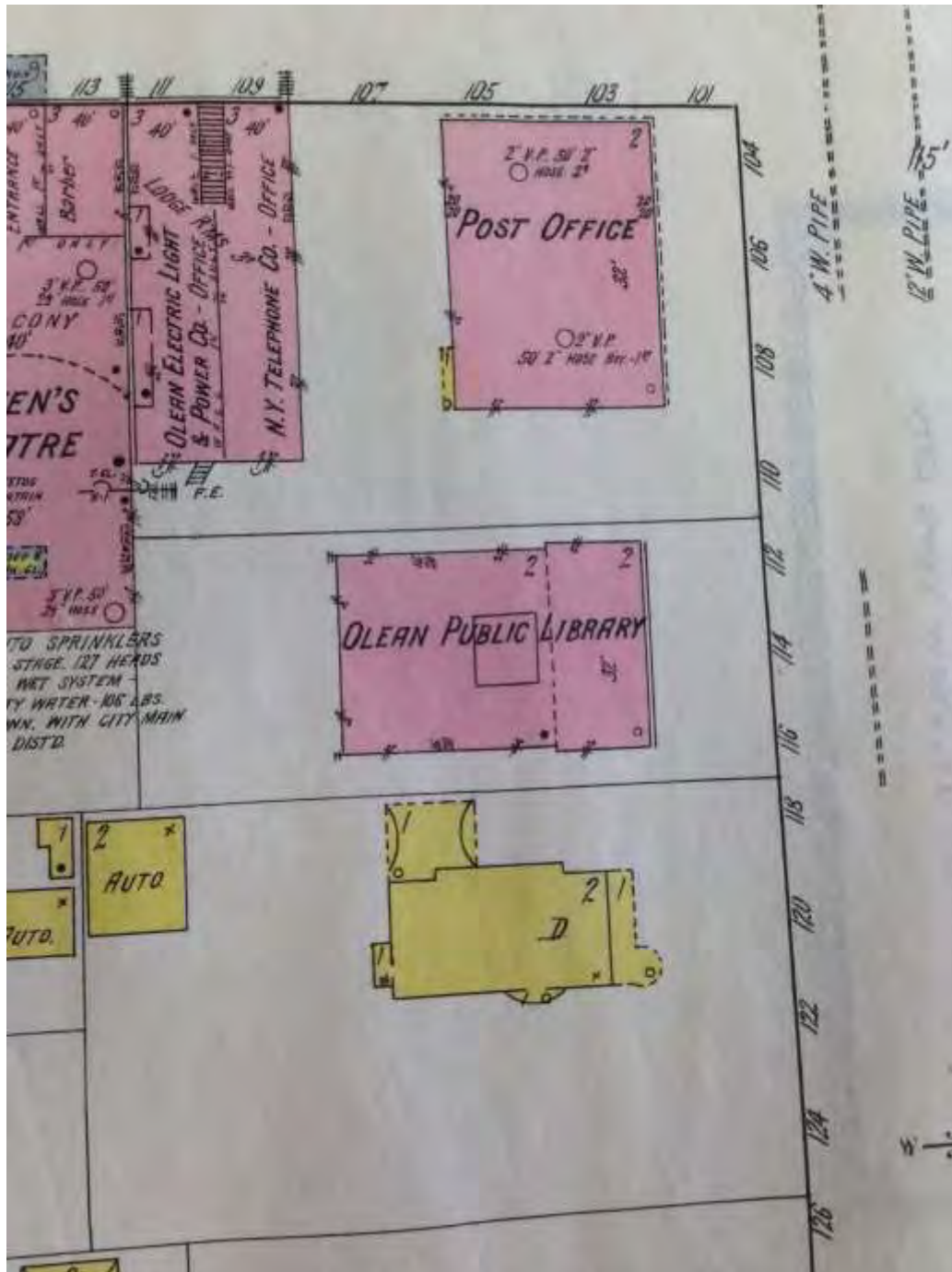


Figure 7. 1915 Sanborn updated to 1925. West side of South Union Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 10

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

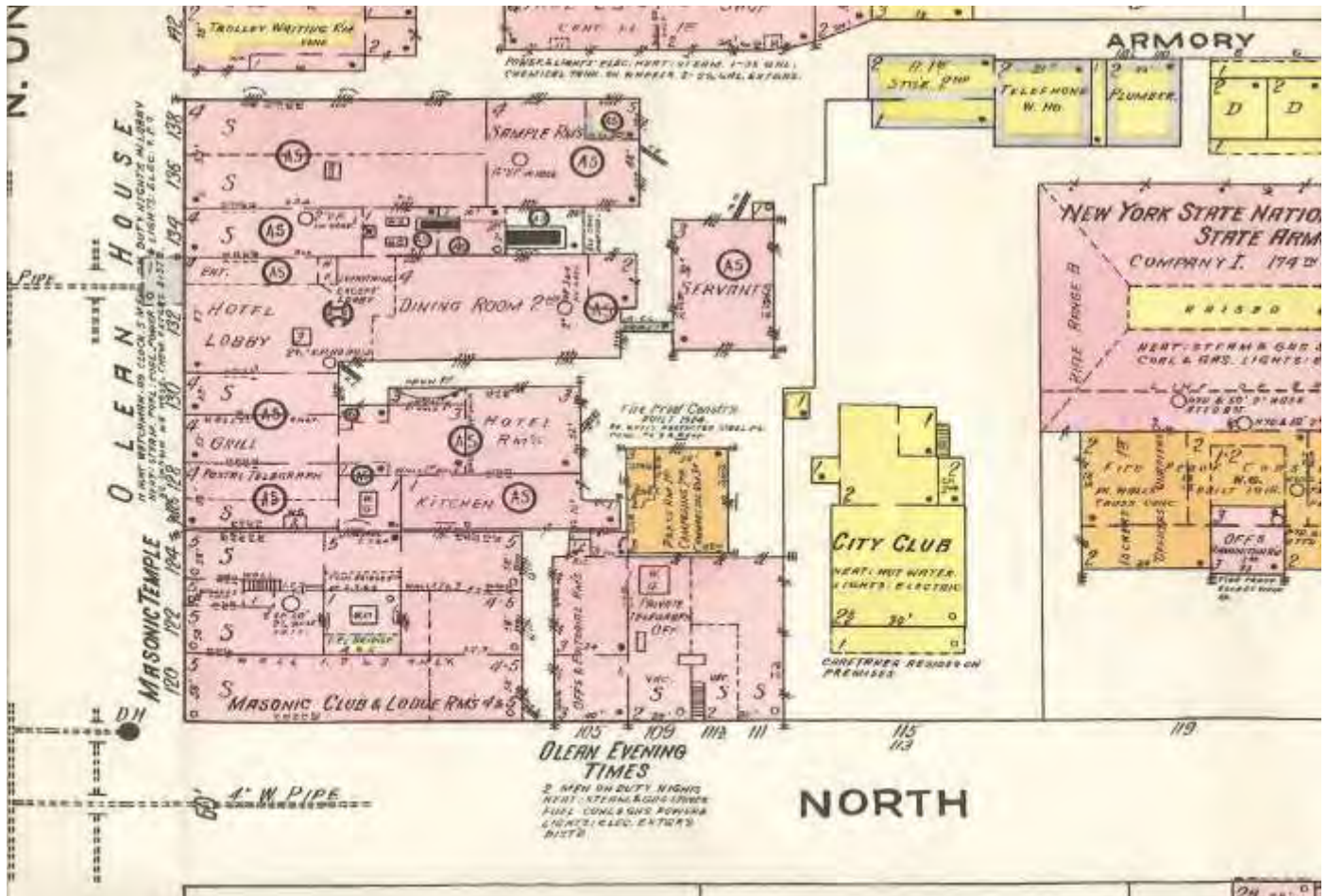


Figure 8. 1915 Sanborn, updated to 1925.

Masonic Temple and Olean House at corner of N. Union and North (now called Times Square.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 11

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

Historic Images

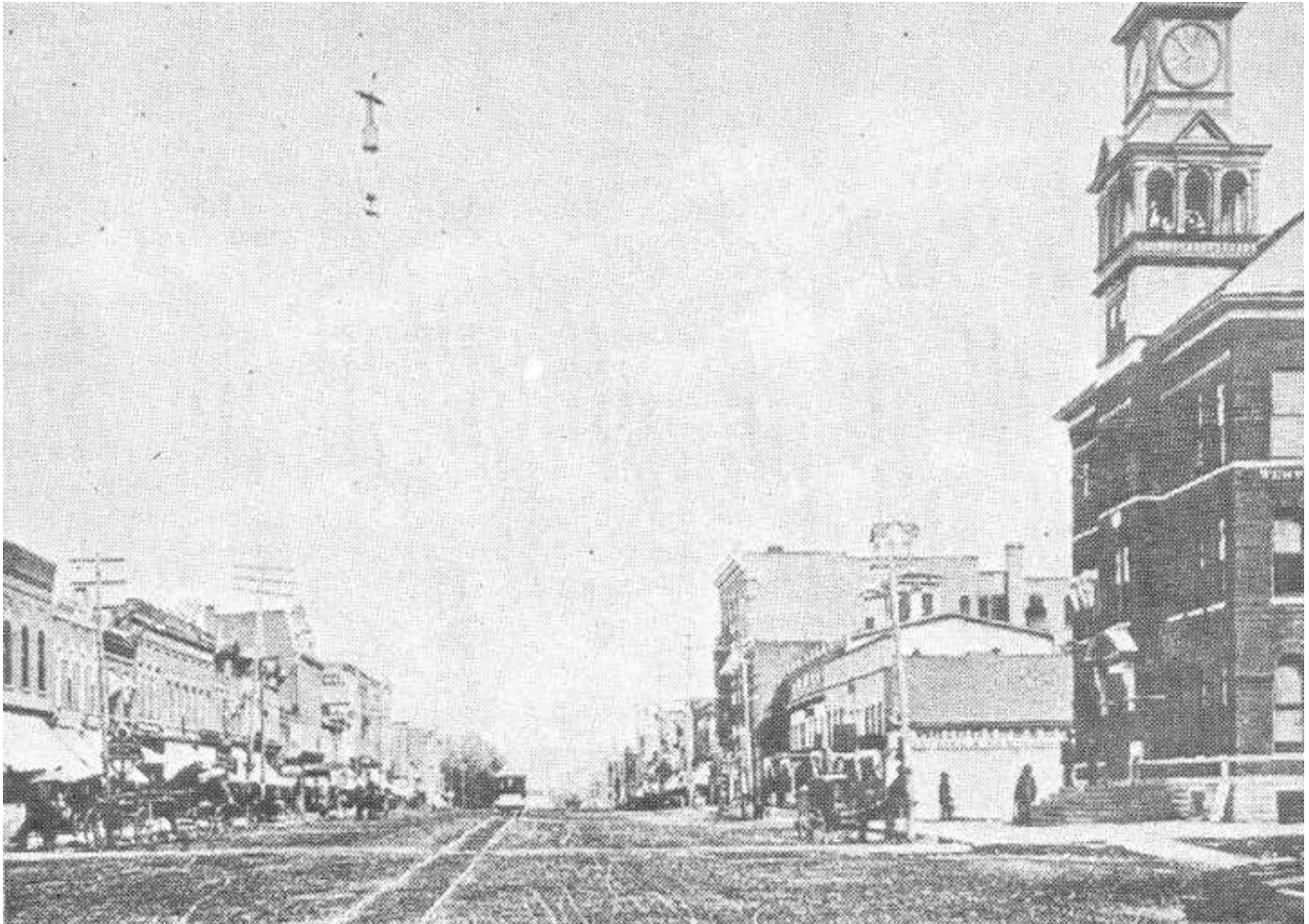


Figure 9. Looking north up North Union Street from intersection of Union and State (ca. 1880)
Many of the buildings on the west side of North Union are still extant. None of the buildings on the east side of North Union still stand. The former Town Hall and Post Office (demolished), with its tall tower, is located at the far right of this image.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 12

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 10. Looking west at west side of North Union Street (ca. 1900)

Building number 113-115 in foreground with pedimented cornice. The next three buildings to its north are extant with 1930s facades. 125-127 is behind the telephone pole (with semicircular roofline). To its north, the following two buildings were demolished to make way for Five Star Bank. 133 is extant in background.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 13

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State

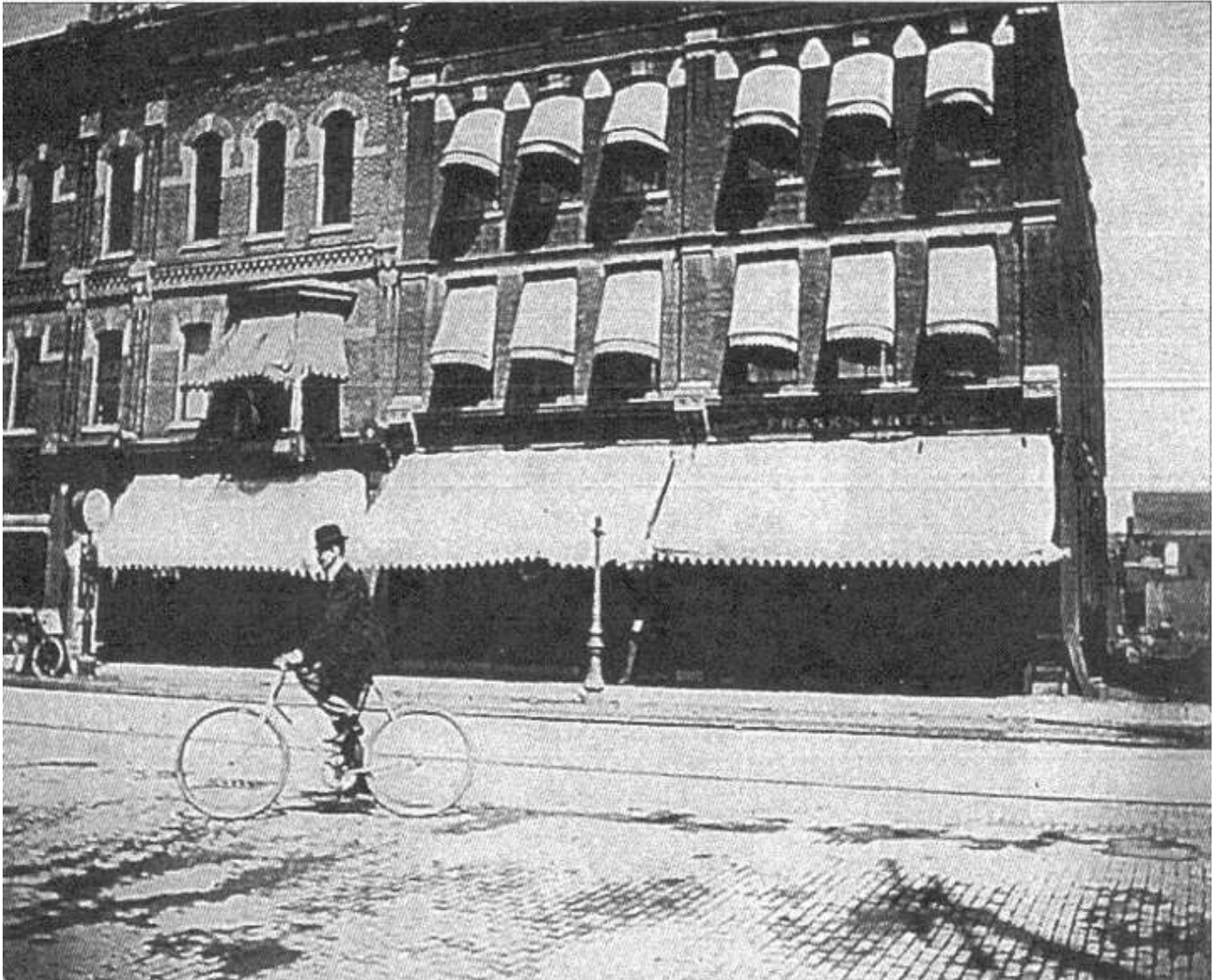


Figure 11. View north to West State Street properties (ca. 1900)
At left is 110-114. At right is 106-108 (now owned by Manufacturers Hanover.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 14

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 12. View northeast to Masonic Temple (at right) and Olean House (at left) (ca. 1905)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 15

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 13. Historic Postcard view looking northwest up Union Street (ca. 1915-20)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 16

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 14. View north up Union Street at State Street (ca. 1920s)

This image depicts the similarities in the streetscape to the present conditions, with the wide stretch of Union Street between the commercial buildings. At the far left is just visible the Manufacturer's Hanover Bank building. At the right is the Masonic Temple and the Olean House.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 17

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



**Figure 15. View northwest, looking at Manufacturers Hanover Bank. West State Street to left (ca. 1925)
North Union Street to right. Bank addition on West State Street not yet constructed. Intersection being paved.**

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 18

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 16. View of the Olean House (ca. 1940)

Note storefront configuration changes. While the masonry has since been painted, the majority of the architectural detailing remains intact.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 19

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



Figure 17. Postcard view looking north up North Union Street from intersection at State Street (ca. 1940)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 20

UNION AND STATE STREETS HISTORIC DISTRICT

Name of Property

Cattaraugus, New York

County and State



West State Street, Olean, N. Y.
Showing: Public Library, Post Office, F. N. Bank, City Hall, Masonic Temple

Figure 18. Aerial view looking west down West State Street at North Union (at lower right corner)
(ca. 1940s)



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WELLNESS CENTER

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Mental Health Association
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Five Star Bank



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TEMPLE

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PEDESTRIAN CROSSING

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NO RIGHT TURN



SIEGEL'S SHOES

OVER

1915

EAST WEST
417

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Armond's
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SIEGEL SHOES

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FASHIONS



1871

MANUFACTURERS HANOVER

1915

SIEGEL'S SHOES



**MANUFACTURERS
HANOVER**

A O H

ARTS & CRAFTS





30

CRAFTY TALKING

Arts

MANUFACTURING HANDBOOK





W. STATE ST.
N. 1st St.

ANY TIME



National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Union and State Streets Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Cattaraugus

DATE RECEIVED: 4/10/15 DATE OF PENDING LIST: 5/06/15
DATE OF 16TH DAY: 5/21/15 DATE OF 45TH DAY: 5/26/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000265

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/21/15 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER Abernathy _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

February 5, 2015

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

Re: Union and State Streets Historic District
102 S. Union St. Olean, NY 14760
Cattaraugus County

Dear Mr. Delahaye:

We are pleased to inform you that property you own, noted above, is included in an historic district that will be considered by the New York State Board for Historic Preservation at its next meeting, **March 25, 2015**, for nomination to the National and State Registers of Historic Places. These registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, and culture. Listing in the registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

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

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

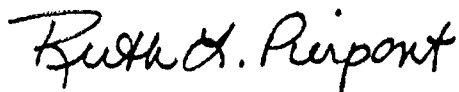
If a property owner wishes to object to the proposed district, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National Register listing. Objections must be submitted before the district is listed.

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

If you wish to comment on whether or not the district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by **March 24, 2015**, in order to be considered by the State Board for Historic Preservation when it reviews this district.

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

Sincerely,



Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet
Criteria for Evaluation



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



National and State Registers Criteria for Evaluation

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

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

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

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

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



CITY OF OLEAN

OFFICE OF THE MAYOR

WILLIAM J. AIELLO

February 4, 2014

Ms. Ruth Pierpont
Deputy Commissioner/Deputy SHPO
New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189 Waterford, NY 12188-0189

RE: Proposed Olean Downtown Historic District Nomination

Dear Ms. Pierpont,

As the Mayor of the City of Olean, I would like to express my support of the project to list the buildings on North Union and West State Street on the National Register of Historic Places. These buildings represent an enclave of intact historic commercial properties dating from the 1860s through 1930s, including Victorian, Beaux Arts and Art Deco styles, in the heart of our downtown. These buildings are noteworthy, as the neighboring structures immediately outside the district boundary have either lost their integrity, or have been demolished.

Since the district must be established to take advantage of the historic tax credits for rehabilitation projects (prior to or within 24 months of completion), we feel that it is vital to the success of our community revitalization efforts to be able to utilize the Historic Tax Preservation Tax Credits. These credits are necessary for the success of the projects due to overall construction costs being more than the value of the properties, in order to encourage developers to undertake the rehabilitations. Our experience is that developers want as many uncertainties taken out of the equation prior to proceeding with projects, which is why we are anxious to finalize this National Register District.

Thank you for all of your work to realize the benefits of the revitalization of historic properties in this great state of New York, and for preserving the cultural heritage of our communities.

Sincerely,

William J. Aiello
Mayor



OLEAN MUNICIPAL BUILDING • 101 EAST STATE STREET • P.O. BOX 668 • OLEAN, NY 14760-0668

PHONE: (716) 376-5615 • FAX: (716) 373-4906 • E-MAIL: [WAIELLO@CITYOFOLEAN.ORG](mailto:waiello@cityofolean.org)

WWW.CITYOFOLEAN.ORG

The City of Olean is an equal opportunity provider and employer, TDD 711



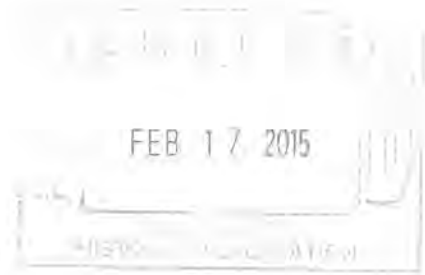
JOSEPH M. GIGLIO
 Assemblyman 148th District
 Allegany, Cattaraugus, and
 Steuben Counties

THE ASSEMBLY
 STATE OF NEW YORK
 ALBANY

CHAIRMAN
 Steering Committee
 RANKING MINORITY MEMBER
 Correction Committee
 COMMITTEES
 Children and Families
 Aging
 Codes
 Ethics and Guidance

February 10, 2015

Ms. Ruth Pierpont
 Deputy Commissioner
 New York State Office of Parks, Recreation &
 Historic Preservation
 Peebles Island State Park
 PO Box 189
 Waterford, NY 12188-0189



Dear Deputy Commissioner:

I am pleased to provide a letter of support for the Union and State Streets Historic District application sponsored by Jeff Belt, SolEpoxy, Inc. and supported by the City of Olean. It is my belief that creation of an Historic District in downtown Olean will contribute greatly to the ongoing revitalization of the City of Olean, and that it will complement the major investment of State and Federal monies in the renovation and rehabilitation of North Union Street.

The establishment of the Historic District, and the resultant Historic Preservation Tax Credits, will help to attract private developers to the project and will serve to enhance the public investments being made in the City of Olean. I hope that the application for listing on the State and the Federal Registers will receive a favorable review from your office. If I may be of any additional assistance, please let me know.

Sincerely,

Joseph M. Giglio
 Joseph M. Giglio
 Member of Assembly

JMG/wb

THE SENATE
STATE OF NEW YORK



CATHARINE M. YOUNG
SENATOR
57TH DISTRICT

February 2, 2015

CHAIR
HOUSING, CONSTRUCTION &
COMMUNITY DEVELOPMENT
LEGISLATIVE RURAL RESOURCES COMMISSION

STANDING COMMITTEES
AGRICULTURE
CHILDREN & FAMILIES
ENVIRONMENTAL CONSERVATION
FINANCE
HEALTH
INSURANCE
TRANSPORTATION

ALBANY OFFICE
ROOM 307
LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
(518) 455-3563
FAX: (518) 426-6905
DISTRICT OFFICE
WESTGATE PLAZA
700 W. STATE STREET
OLEAN, NEW YORK 14760
(716) 372-4901
FAX: (716) 372-5740
1-800-707-0058

Ms. Ruth Pierpont
Deputy Commissioner/Deputy SHPO
New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, New York 12188-0189

RE: Proposed Olean Downtown Historic District Nomination

Dear Ms. Pierpont,

I am writing in support of the Union and State Historic District in downtown Olean, New York.

The establishment of the Union and State Historic District would encourage the renovation and development of historic buildings in downtown Olean, including the Marra buildings and the Manufacturer's Hanover bank building, each over one hundred years old. Properties within the proposed district currently are owned by eighteen property owners, who could be affected by Historic Preservation Tax Credits.

Community revitalization efforts would be positively impacted by the creation of a historic district in downtown Olean. This historic district would allow the preservation of historic buildings and create opportunities for the renewal of Olean's most notable structures.

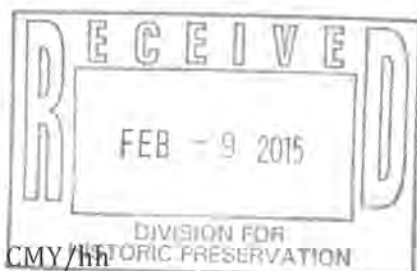
I commend Downtown Olean for its efforts making the region a better place to live and work. I wish them success in their endeavors.

Please accept my best wishes, and do not hesitate to contact me if I may be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Catharine M. Young". The signature is written in a cursive style with large, looping letters.

Catharine M. Young
Senator, 57th District



CITY OF OLEAN
DEPT. OF COMMUNITY DEVELOPMENT



Mary L. George, Program Coordinator
Olean Municipal Building • 101 East State Street
P.O. Box 668 • Olean, NY 14760-0668
Phone: (716) 376-5647 • Fax: (716) 376-5707
E-Mail: mgeorge@cityofolean.org
www.cityofolean.com

OLEAN URBAN RENEWAL AGENCY

February 18, 2015

Ms. Ruth Pierpont
Deputy Commissioner/Deputy SHPO
New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

Re: Proposed Olean Downtown Historic District Nomination

Dear Ms. Pierpont:

As the Chair of the Olean Urban Renewal Agency (OURA) board, I would like to express my support of the proposed Union and State Historic District in downtown Olean. As owner of the 110-116 West State Street and 101 & 107 North Union Street properties, the OURA is excited to be a part of this historic designation initiative. These properties are an important piece of a larger group of intact historic commercial properties dating from the 1860s through 1930s, including Victorian, Beaux Arts and Art Deco styles, in the heart of our downtown.

The OURA is currently working with a private investor who is interested in taking advantage of the historic tax credits to redevelop two of the Agency owned buildings referenced above that are currently vacant. We believe that revitalization of these historically significant properties will have a domino effect and will bring about additional restoration efforts vital to the preservation and protection of the cultural heritage of our community.

Thank you for all of our work to realize the benefits of the revitalization of historic properties in New York State, and especially in small communities such as Olean.

Sincerely,

Charles Corcoran, Chair
Olean Urban Renewal Agency
C: Susan Lawson
Johnson-Schmidt & Associates

Cattaraugus County

Department of Economic Development, Planning & Tourism

Crystal J. Abers, Director

February 11, 2015

Ms. Ruth Pierpont
Deputy Commissioner/Deputy SHPO
New York State Historic Preservation Office
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

RE: Proposed Olean Downtown Historic District Nomination

Dear Ms. Pierpont,

As the Director of Cattaraugus County's Department of Economic Development, Planning & Tourism, I would like to express my support of the Historic District Nomination in downtown Olean, NY. We believe that the upcoming improvements to North Union Street will enhance the beauty and walkability of the City Center, so a designation as a State and Federal Historic District will only serve to attract more visitors to the City and the County. In 2012 Dan Burden, a nationally recognized advocate for walkability, safety and community renewal, visited Olean's downtown for a walkability audit. He marveled at the historic downtown architecture and said that many cities could only hope to have a palette like that with which to create a walkable and pedestrian friendly downtown.

At the County level, we are constantly looking for ways to help our municipalities reinvigorate their community centers. Certainly the Historic Preservation Grants and Tax Programs that would be available, at both the State and Federal level, would be vital to the success of Olean's revitalization efforts.

Thank you for the opportunity to comment on this important project for the City of Olean and for your work to support the preservation of the cultural heritage of the communities of New York State.

Sincerely,



Crystal J. Abers, Director
Cattaraugus County Department of Economic Development, Planning & Tourism

cc: Susan Lawson, Johnson-Schmidt & Associates, susan@preservationarchitects.com



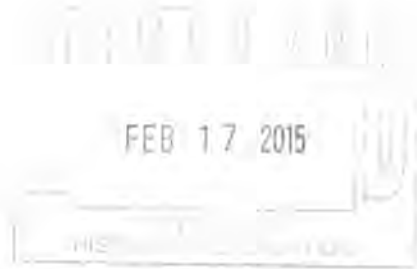
Naturally Yours

303 Court St., Little Valley, NY 14755 ** Phone: (716) 938-9111 ** Fax: (716) 938-2779 ** Web Site: www.cattco.org



February 10, 2015

Ms. Ruth Pierpont
Deputy Commissioner/Deputy SHPO
New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Pebbles Island State Park
P.O. Box 189
Waterford, NY 12188-0189



RE: Proposed Olean Downtown Historic District Nomination

Dear Ms. Pierpont,

I am the majority owner of SolEpoxy – we manufacture engineered materials in Olean. When I bought this business I looked to Corning Glass as a role model. They attract and retain the brightest scientists, engineers and business people to Corning largely because Corning is a beautiful small city.

That's why I donated funds to create a Downtown Historic District in Olean. For sure, I love historic architecture but the bigger fact is that everyone else does too!

New York has amazing historic assets but we let many of them go to seed. I view the Historic Tax credit program as one of the most progressive and enduring policies of our State. And, I thank you for dedicating your career to helping us see old buildings as assets.

Along with funding the Historic District nomination study, I am also very close to purchasing two derelict buildings in the planned district. These buildings had been slated for demolition. I want to perform an accurate restoration while adding upper floor housing. The project is barely feasible. It would be inconceivable without the financial benefit of the Historic Tax Credits.

The fact of a Historic District will enable other building owners to afford renovations and repairs. It will also increase the likelihood that renovations will be done with historic integrity. This will stabilize property values and give owners confidence that their neighbors think alike and value our heritage.

I could write for pages more but permit me to close with thanks and support for a Downtown Historic District in Olean.

Sincerely yours,

Jeff Belt
President
jeff.belt@solepoxy.com

Cc: Susan Lawson, Johnson-Schmidt & Associates

Old Library
EVENTS
"The Next Chapter"
(716) 372-2226 ♦ OldLibraryEvents.com

116 S. Union Street, Olean, NY 14760

February 12, 2015

Ms. Ruth Pierpont
Deputy Commissioner/Deputy SHPO
New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Pebbles Island State Park
P.O. Box 189
Waterford, NY 12188-0189



RE: Proposed Olean Downtown Historic District Nomination

Dear Ms. Pierpont,

We are the owners and operators of Old Library Events and Inn and their properties, which are currently on the state and national register for historical sites. We would like to express our support of the Union and State Historic District in downtown Olean.

A Historic District Nomination would greatly help in our community's efforts to revitalize downtown Olean. At a time when big box and new construction is prevalent with a concentration outside downtown limits, it becomes even more critical to save, refurbish and develop quality buildings like those proposed in the nomination. This would be a step toward restoring the integrity of our beautiful downtown landscape and preserving the cultural heritage of our community.

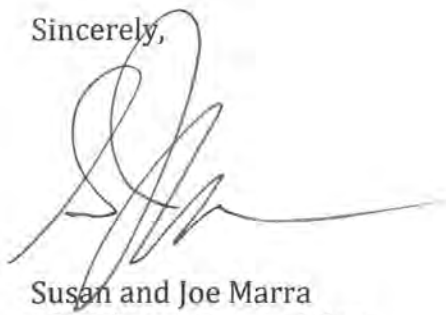
The collective idea is for property and business owners to refurbish these buildings for viable business uses promoting economic development. Income tax credit for the cost of rehabilitation will allow property owners to go forward with projects that will greatly benefit our community. In addition, Historic preservation of our downtown will help in marketing efforts related to local traffic and tourism.

We are the perfect example of what can be realized by being a Historic Site. Our personal experience for saving beautiful historic buildings in our downtown community can be seen through our own project of turning an Andrew Carnegie Library building (built in 1909) and Victorian house (built 1895) into thriving businesses for the last 30 yrs. We know first hand the appreciation for saving, particularly the Library Building from demolition. We have welcomed many patrons

from the United States as well as other countries to our restaurant/Event center & Inn as a result of being a National and State Historic Site. Our community together can benefit from expanding on this Historic Site to being a Historic District.

Thank you for your consideration of the Downtown Olean Historic District nomination. We are grateful to the New York state Division of Historic Preservation for helping to preserve the cultural heritage of our communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'SM', with a long horizontal flourish extending to the right.

Susan and Joe Marra
Old Library Events & Inn
Olean, NY

Cc: Susan Lawson

Ms. Ruth Pierpont
Deputy Commissioner/Deputy SHPO
New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189



RE: Proposed Olean Downtown Historic District Nomination

Dear Ms. Pierpont,

As Vice President of the Olean Masonic Temple Association, I would like to express my support of the Union and State Historic District in downtown Olean.

The Masonic Temple Building is one of several historic buildings in Olean and stands near the main crossroads of the area. Brothers of the Free and Accepted Masons have met in the Olean area since the early 1800's. To further anchor their home in Olean, they constructed our five-story building in 1892. Members of our brotherhood have met in this building continuously since that time. We count several prominent men of Olean's history as our members. These include N.V.V. Franchot (Olean's first mayor) and Frank W. Higgins (35th Governor of New York). Our building is one of the landmark buildings of Olean. While we have a distinguished history, we are one of several buildings whose history is tied into the founding of Olean as a hub of commerce in Cattaraugus County

We feel that it is vital to the success of our community revitalization efforts to be able to utilize the Historic Tax Preservation Tax Credits. It would aid in our establishment of a historical society to preserve the irreplaceable pieces of our history and to aid in genealogical research to the general public. It would also help us to preserve our building, which is a major historical piece of not just Masonic history, but also of the City of Olean.

In closing, we hope that you will consider supporting the establishment of a historic district in Olean. On behalf of the Olean Masonic Temple Association, I would like to thank you for all of your work to realize the benefits of the revitalization of historic properties in this great state of New York, and for preserving the cultural heritage of our communities.

Kind regards,

Steven Joyce
Vice President, Olean Masonic Temple Association
716-378-9753
steven.j.joyce@gmail.com

Cc: Susan Lawson, Johnson-Schmidt & Associates, susan@preservationarchitects.com

February 27, 2015

BelleRuche Bridal Boutique has been located at 119 North Union Street for just over two years now. We chose this building because of its historical integrity. The building has beautiful original wood floors, brick walls, wood cases, fans, lighting and also stamped tin ceilings. Some of the materials were original to this building, others were brought in from other historical sites in Olean, such as the old Olean Theater. There is also a walk-in safe from Olean's first bank, which was located on the upper level. This building has housed some great businesses over time: Olean's first bank, F.R. Brothers Pharmacy, Country Christmas Shoppe, and for a short time an antique shop as well. These businesses have memories to just about everyone that has grown up in Olean, and we hope to be another one in the same location.

Buildings that keep their historical integrity are perfect for a new business. Our building was already refurbished a few years back by a previous owner, but I could not be happier that he kept all of the history here, as I think all that can do so should. Being a historical district, maybe we will attract others to do as I have done and turn a beautiful old building into something even more beautiful! Now is also the best time for this to happen. Olean is going through with a big revitalization, on Union Street, and I believe everywhere else as well! North Union Street will be getting a complete reconstruction, with new layout and traffic pattern to try to create a more "walkable" downtown. Between more people coming to the downtown area, and being able to receive a tax credit to remodel one of these buildings, it would be a perfect combination to attract prospective buyers or developers! I truly believe the process of making these buildings part of a historical district could be extremely beneficial to this community.



Susan Austin

Owner, BelleRuche Bridal Boutique

119 North Union St

Olean, NY 14760





New York State Office of Parks, Recreation and Historic Preservation

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



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

3 April 2015

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

Re: National Register Nominations

Dear Ms. Abernathy:

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

- Union and State Streets Historic District, Cattaraugus County
- Manhattan Beach Jewish Center, Kings County
- Liverpool Cemetery, Onondaga County
- Stevens-Sommerfeldt House, Orleans County

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

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office