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United States Department of the Interior
National Park Service

JUN 26 2015

**National Register of Historic Places
Registration Form**

**Nat. Register of Historic Places
National Park Service**

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 BARNA C. ROUP HOUSE

other names/site number _____

2. Location

street & number 38 Borden Avenue [] not for publication

city or town Perry [] vicinity

state New York code NY county Wyoming code 121 zip code 14530

3. State/Federal Agency Certification

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

Ruth A. Ruppert DSTPO

6/17/15

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

date of action

[Signature] 8-10-15

BARNA C. ROUP HOUSE

Wyoming, New York

Name of Property

County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

Category of Property

(Check only one box)

Number of Resources within Property

(Do not include previously listed resources in the count)

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

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

Contributing	Noncontributing	
1	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	1	TOTAL

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/single family dwelling

COMMERCE/TRADE/professional (doctor's office)

Current Functions

(Enter categories from instructions)

VACANT/work in progress

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials

(Enter categories from instructions)

foundation stone and concrete

walls wood

roof asphalt

other

Narrative Description

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

BARNA C. ROUP HOUSE

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8. Statement of Significance

Applicable National Register Criteria

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

- A** Property 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

Period of Significance:

1898 – ca. 1927

Significant Dates:

1898, ca. 1927

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

J Mills Platt

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: _____

BARNA C. ROUP HOUSE
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10. Geographical Data

Acreeage of Property .89 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 2542153 4733797 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 Rick Hauser [Edited and arranged by Jennifer Walkowski, NYSHPO]

organization In. Site: Architecture date May 4, 2015

street & number 2 Borden Avenue Suite 202 telephone (585) 237-2614

city or town Perry state NY zip code 14530

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 Barna C Roup LLC

street & number 2 Borden Avenue #202 telephone 585 237 2614

city or town Perry state NY zip code 14530

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

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

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BARNA C. ROUP HOUSE

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OVERVIEW

The Barna C. Roup House is a Queen Anne style residence constructed in 1898 located in the Village of Perry, Wyoming County, New York. The house is located just 400-feet east of Main Street at Perry's primary downtown intersection with Borden Avenue. Heading east from the commercial area, it is the first dwelling on the south side of Borden Avenue, just across Silver Creek. The surrounding area contains many late nineteenth and early twentieth century residences; however, none appears to be as intact as the Barna C. Roup House.

The Roup house is sited up a small rise, giving it a prominent location relative to the downtown commercial district and overlooking the creek. The house occupies a double lot that steps down in two tiers towards the west before dropping 45 feet to Silver Creek. The one-acre property is level to the south and east, where it abuts residential neighbors. It shares a driveway with the neighboring house to the east. Besides the terraced treatment of the slope, the most notable landscape elements are two mature specimen trees that appear to be nearly as old as the house itself - in the west side yard is a 50-foot tall beech tree with a 5-foot diameter trunk, and in the front yard stands a 50-foot tall ginkgo tree.

One of the most interesting features in the design of the Roup house is the property's prominent location relative to the commercial district and how the architect responded. At the time of its construction there were no trees shielding it from the Main Street and Borden Avenue intersection. Additionally, the double lot provided ample room. The architect responded to these opportunities by pushing the home all the way to the eastern edge of the property and conceiving a well-considered, sophisticated facade not just facing the street to the north, but facing the downtown and side yard to the west as well. A generous front porch wraps these two elevations, affording good views into the village, and the two porch segments are joined at the corner by a projecting circular porch capped by a turreted roof. The raised, round corner platform provides a clear vista over the civic and communal core of the village. This architectural gesture responds directly to the position of the house and its relationship to Perry's main intersection downtown. The Roup house has been a visual terminus for those turning up Borden Avenue for well over 100 years.

Also located on the property is a 2-bay wood frame pyramidal hipped roof automobile garage. The garage appears to date to the mid-twentieth century, appearing on the 1944 Sanborn map, and lacks in architectural integrity. The building is in poor condition, missing its doors and with noticeable structural issues, and is non-contributing to the property.

EXTERIOR

Built in 1898, the Roup house is a 2 and 1/2 story, frame, Queen Anne style dwelling. The use of Classical details such as pediments and columns indicate it is of the "free Classic" variant of the Queen Anne style. It is characterized by a modified rectangular plan, intersecting gable roofs, asymmetrical massing, polygonal bays on three sides, and an elaborately detailed, wrap-around porch with a turreted roof and a small balcony above. The

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exterior walls are finished with painted wood clapboard, with painted cedar shingles in the gables and at the balcony. The foundation is dressed stone, with some rock-faced concrete used at the rear addition. While several of the windows have been replaced, the house retains many period stained glass windows, notably at the north elevation at the main entry and in the first floor parlor. The attic also retains good examples of multi-light diamond-paned windows. The house is currently in poor condition but retains a high degree of historic integrity, even retaining its decorative metal finial on the roof.

The north facade has a carefully executed three-dimensional relationship, striking a balance between its deeply recessed front porch and balcony and the projecting polygonal bay of the front parlor. The prominent porch retains tripled and paired Doric columns set on paneled bases and likely would have had spindled balustrades (as retained in the upper balcony), although these have generally deteriorated. Painted brackets terminate the bay at the top and visually support the front gable, centered in which is a 3-part Palladian window with muntins, that defines an elaborate pointed arch motif in the upper arched pane and the two adjacent panes. Deep, layered moldings and a well-defined and proportioned wood "keystone" help anchor and re-center the composition. In order to achieve this re-centering and the more modest gable, and thus reduced height of the attic story, a hip roof was located over the northwest corner of the house that fits between the two more prominent gable sections and reinforces the unique corner emphasis established by the porch.

The west elevation has a similar varied three-dimensional relationship between the recessed side porch and balcony and the stepped-out massing that culminates in the two-story bay. To terminate the bay, the building has a deep soffit at the base of the gable that cantilevers three feet off the face of the house and is supported by ornate brackets at closely spaced intervals. The attic wall of the gable sits upon this supported shelf, proud of the second floor by 12-18." The two-story bay is not centered under the gable but offset to one side. The effect of this composition is a sophisticated asymmetrical balancing act and a west facade whose apex once dominated the skyline from Main Street below.

The eastern elevation is less detailed than the north or western sides of the building, indicating what had been the focus of the architect's design. This elevation has a shallow two-story polygonal bay that projects beneath the large cross-gable at the attic level. This gable is visually supported by two brackets at the eave and features wood shingle sheathing. A small shed-roof dormer window is located hidden behind the prominent cross-gable, toward the rear of the building. At the south end of this elevation, Sanborn maps suggest there was once a small open porch; however, this was apparently infilled and slightly enlarged ca. 1927 for use as a doctor's office.

The rear southern elevation of the building is the most modest of the entire building. Here, the wall surface is a simplified plane between the two stories of the main building and the rear gable, with only the use of cornice returns to visually define this gable. A rear entry door is located to the southwestern side of the building and, while a historic opening, the door itself is modern. A one-story block projects from the south elevation,

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presumably slightly expanded from an earlier projection around 1927, based on the appearance of the rock-faced concrete block foundation. This small projection has a shallow hipped roof. Fenestration is minimal on this elevation, with only a single window located at each floor level.

INTERIOR

The original house appears to have contained four rooms on the first floor, most likely a foyer, dining room and kitchen along the west, and a large parlor along the east. A 1927 addition to the southeast added ancillary rooms that were used by subsequent owners for a home-based medical practice.¹ Front and rear stairs lead to either end of a second floor hallway that originally served four bedrooms, a bathroom and a narrow room leading to the front balcony. At some point, the two bedrooms in the northeast corner were combined. The rear stairs continue up to a finished attic level that currently contains three rooms under the two intersecting gables, along with a bathroom in the southeast corner made possible by a shed dormer. The built-in furniture and some bathroom fixtures indicate that the finish work in the attic was likely completed in 1927. The rear stairs also serve as access to the basement, which appears to have been used exclusively as a utility space. Exposed fieldstone masonry foundation walls show evidence of having been parged in places, and a more recent concrete mudslab covers the floor.

Originally, the house displayed wood floors throughout. Where the original floors are not covered, they are narrow plank oak flooring. However, throughout the house the floor has been covered with linoleum, vinyl, or carpet, leaving only the parlor and dining room floors exposed. Original interior oak doors throughout are typically stile-and-rail construction; some have been painted. Oak trim moldings around doors and windows are mostly painted except where they have been recently stripped in several instances. Walls and ceilings throughout the house are plaster and in some instances painted drywall appears to have been installed over the plaster.

On the first floor, the formal foyer contains a built-in bench and a staircase. The stairs themselves have oak treads and risers intact beneath a carpet. Colored glass windows adorn the two exterior walls. The foyer especially reflects the period woodwork, with ornately turned balusters and a curved handrail that parallels the prominent front stair with two landings. Oak wainscot paneling - now painted - lines the room. Natural light is admitted from a 4-part Palladian window over the upper landing and from a transom above the front window, both with leaded colored glass. A door leads south to the dining room. An opening on the east wall of the foyer leads to the parlor and retains a pair of hinged wood doors, each with a 3x6 grid of glass panes.

The large parlor is characterized by its two broad bay window arrangements, each a grouping of three windows. It has openings to the foyer, the dining room, and to a service hall that leads to a half bath. A dining room to the

¹ "Buys Roup Property," *Perry Herald*, August 24, 1927.

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south of the foyer also terminates on its exterior wall with a 3-window bay. An angled wall in one corner contains a cast iron fireplace insert with a post-WWII era glazed tile surround. The construction of the opening from the parlor to the dining room indicates it originally contained pocket doors, since removed. A side door on the north wall of the dining room opens back onto the wrap-around porch.

Remaining rooms south of the parlor and dining room have been modified into a series of small rooms, some part of a pre-1927 porch on the east side. One room appears to have been recently used as a breakfast room and another has cabinets suggesting it was most recently a kitchen.

The second floor plan generally mirrors the first floor. A narrow room of unspecified purpose lies between the upper hall and the front balcony, providing access to the balcony via a half-glass, wood door. A large, carpeted front bedroom above the parlor has bay windows overlooking the street to the north, while another bedroom with narrow plank wood floors, above the dining room, contains a similar window arrangement looking west. This room appears to have been enlarged towards the south. In the southeast corner is a small bedroom with no closet, and a bathroom occupies the space between it and the front bedroom.

The attic stair leads directly onto a carpeted hall with a carpeted room to its west, under the west gable. Beyond, the hall opens into two rooms under the north and east gables that have the decorative windows described earlier in this section.

The basement is an open, unfinished, utilitarian space with exposed stone walls. It contains the furnace, hot water heater, and electrical panel.

ALTERATIONS

In 1927, Dr. W. H. Miller purchased the Roup House and “made extensive alterations before moving in.”² These changes most likely included finishing the attic space and adding a dormer permitting the installation of a bathroom there, along with enclosing a five foot wide porch on the east side of the first floor, and creating exam rooms and an office in the rear portion of the home. It appears that at the rear of the house a small porch was infilled and expanded, visible primarily by the use of a rock-faced concrete block foundation. These changes appear to have allowed Dr. Miller to operate his practice out of the home.

Overall, the Barna C. Roup House is an excellent example of a site-adapted Queen Anne style residence, employed by a well-known regional architect in service of a prominent local citizen during the period of Perry’s prosperity and exponential population growth. The house retains its prominent turreted, wrap-around porch that takes advantage of its perch above Main Street and its carefully orchestrated three-dimensional relationship of

² “Buys Roup Property.” *Perry Herald*, August 24, 1927.

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facade elements on both the north and west facades as originally envisioned by the architect. Despite being in poor physical condition, the home retains a high level of integrity of original materials and elements, from its siding and brackets and interior woodwork, to its many ornamental windows that complement the overall feel of the house. The Roup House is a good locally significant example of the "free Classic" Queen Anne style, as employed by architect Platt in 1898.

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BARNA C. ROUP HOUSE

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Statement of Significance:

Built in 1898, the Barna C. Roup House is a locally significant Queen Anne style house located in the Village of Perry, Wyoming County, New York. The house was constructed during the village's period of major growth and was owned by Barna C. Roup, a notable local attorney. The Roup House is significant under criterion C in the area of Architecture, as an excellent representative example of the "Free Classic" mode of the Queen Anne style. It further is significant as part of a body of early work in Perry by J. Mills Platt, who became "one of Rochester's best known architects."³ The building has retained a high degree of integrity of design, setting, materials, workmanship, feeling and association. It embodies a number of distinctive characteristics of its type and period, including its unique, turreted, wrap-around porch that responds to the house's siting; its multiple Palladian and colored-glass windows, its combination of siding materials and bracket-supported gables, and its interior woodwork, especially in the entry foyer.

The house was later purchased by Dr. W. H. Miller, who in 1927 made some alterations to the building to adapt it for use as his residence and medical offices. He enclosed a porch to the east while dividing the rear of the home into exam rooms and created additional finished space in the attic while installing a bathroom.⁴ The period of significance for the residence begins with its initial construction in 1898 and ends in 1927 with the alterations made by Dr. Miller.

The Roup House is exemplary in its asymmetrical massing and rich three-dimensional treatment of the two main facades, especially the deeply recessed porch and balcony, balanced by broadly overhanging gables that remain visually grounded by protruding, 2-story bays beneath them. The site-specific response of the home to its perch overlooking Main Street and Silver Creek - pinned at its corner by a round porch turret that acts as a visual terminus to those looking uphill from the base of Borden Avenue - and the terracing of the lawn to provide a plinth for the home, demonstrate a sophisticated solution to this creek-side location that remains legible more than 100 years later.

Brief History of Perry

Wyoming County was formed from Orleans County in 1841. Perry was included in the "50,000 acres which was sold by Robert Morris, the financial backer of the Revolutionary War, to Samuel Ogden."⁵ The Village of Perry was settled in 1807; its name was later selected to honor Commodore Oliver Hazard Perry, a hero of the War of 1812.

³ "Heart seizure in street fatal to J. Mills Platt, Architect." *Democrat & Chronicle*, October 23, 1929.

⁴ "Buys Roup Property." *Perry Herald*, August 24, 1927.

⁵ Henry Page, *Perry, New York, As It Was and Is*. Perry Bicentennial Committee, 1976.

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The village of Perry developed along Silver Creek, which runs from Silver Lake to the Genesee River in today's Letchworth State Park. Mills were the founding businesses of Perry, thanks to the opportunities presented by Silver Creek. Perry's first mill was a sawmill, begun in 1811 by Seth Canfield and Julius Curtiss. Also constructed in 1811 was Perry's first mill pond at Silver Creek, built by John Hammersly.

The Perry Knitting Company was organized in 1881 by a group of local residents headed by Milo H. Olin, who later became its president.⁶ The business grew from 60 employees in 1891 to 1,110 in 1933. The Perry Knitting Company would be the village's anchor business for decades, at one time employing more than one-quarter of the adult population.⁷

The success of the Perry Knitting Company attracted other mills to the area. The Tempest Knitting Mills Company was founded in 1907; in 1908 the Lander & Watson Hosiery Company was formed on North Main Street, having an annual production of 175,000 pairs of women's stockings at its peak. The Perry Textile Company was founded in 1919.⁸

Mills were not the only production businesses to propel Perry's growth, however. Nearly as major a part of the local economy was Robeson Cutlery. The company moved to Perry from Camillus, New York, in 1898. By 1914, it had a workforce of about 400. Dairy production was also a significant portion of Perry's economy as far back as the early 1900's. The quantity of milk available in Perry was sufficient to induce the Merrell-Soule Company of Syracuse to expand their operations here beginning in 1919. A nationally renowned company, Borden, acquired Merrell-Soule in 1928 and increased production in Perry.⁹

In 1872, a railroad expansion was completed, taking its maiden journey from Perry to Rochester. Perry thrived on the additional prosperity associated with a rail line, even after a spur was built connecting Buffalo directly to Rochester in 1882.¹⁰

These trends all led to the period of growth and wealth from the 1880s through the 1920s that helped build Perry. Borden Avenue, laid out on land from the former Grisewood Farm, just east of Main Street, in 1892, was just one example of the residential growth that occurred during that time.¹¹ Prominent businessmen like George Traber (president, Perry Knitting Company); George K. Page (president, First National Bank), and attorney and judge Barna C. Roup built themselves substantial homes in the Queen Anne style. These three in particular hired the prominent Rochester architect J. Mills Platt, who had been brought to the area to design civic (Perry

⁶ Frank Roberts, *History of the Town of Perry*, Perry, NY: Clarke, 1915.

⁷Christina B Nolan, *Around Perry*. Charleston, SC: Arcadia Press, 2010. Page 110.

⁸ Page.

⁹ Nolan, Page 110.

¹⁰ Page.

¹¹ Roberts, Page 256.

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Club House), religious (Perry Baptist Church) and institutional (Perry Town Hall) buildings during this period.¹² All these architectural ambitions were efforts to establish Perry as a cultured, civilized, and independent village.

The concentration of work by J. Mills Platt and other significant architect-designed buildings from the same period - such as the former Perry High School, Village Hall, Perry Public Library, Masonic Temple, numerous churches, and much of downtown Perry, including two banks, were all built during this period of prosperity, when manufacturing reached its peak. Just one indication of Perry's significance during the period of construction of the Roup House was Governor Theodore Roosevelt's visit to the annual Pioneer Picnic on Silver Lake in 1899, which was reported to have drawn in excess of 25,000 people.¹³

History of the Barna C. Roup House

The first mention of the Roup house in the local newspapers occurred in 1896, when Barna C. Roup purchased 2 lots for \$600 from the Grisewood Estate, former farming land on the east side of the creek belonging to the late John and Robert Grisewood, and cut it into building lots.¹⁴ The property he purchased was located on Borden Avenue, a street first laid out and dedicated to the village in 1892, connected by an iron bridge across the creek in 1894, and subsequently described as "the best built street in our village."¹⁵ The Roup property represented the nearest dwelling to Main Street, just 400-feet east, and directly across Silver Creek. Subsequent newspaper accounts give steady updates on the construction progress and architect visits. Excavation commenced in September 1897.¹⁶ City water was connected, and the paper reported "work is progressing nicely" that same month.¹⁷ Mr. and Mrs. Roup moved in by 1898, at the same time the village extended its water line and sidewalks were built along the south side of the street.¹⁸

Roup was born February 14, 1847 and grew up in Canaseraga, NY, where he spent his youth and received his early education. He entered the law office of Judge Haliday of Canaseraga where he stayed four or five years. He was admitted to the bar in 1876 and practiced law in Canaseraga and in Hornellsville for four or five years before moving to Perry around 1880.¹⁹ In Perry he became a well-respected local attorney and the village's first police justice. Judge Roup was married July 18, 1883 to Mary E. Barager of Hornellsville.²⁰ Mrs. Roup died

¹² "The Perry Club House." *The Western New Yorker*, August 26, 1897. Bonnie Bush, "First Baptist Church," *The Western New Yorker*, May 31, 1900. John G. Wilson, editor, "The Last Day," *Historical Wyoming*, (Wyoming County Historian's Office, 1983). Roberts, *History*, 114.

¹³ Roberts, *History*, 114.

¹⁴ "Perry and Silver Lake." *The Wyoming County Times*, December 3, 1896. Roberts, Page 253

¹⁵ "Perry and Silver Lake." *The Wyoming County Times*, March 3, 1898.

¹⁶ "Local Mention." *Perry Herald*, September 2, 1897.

¹⁷ "Town Topics." *Perry Record*, September 9, 1897.

¹⁸ "Town Topics." *Perry Record*, June 10, 1897.

¹⁹ "Obituary, Barna C. Roup." *The Western New Yorker*, February 14, 1901.

²⁰ "Married." *The Sabbath Recorder*, July 26, 1883

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July 10, 1884, at age 30.²¹ He remarried in 1887 to Alice M. Barager, also of Canaseraga.²² It is not clear where they lived in Perry for the eleven years prior to completion of the Roup House.

The Roups commissioned the architect J. Mills Platt of Rochester to design their house after they purchased the lot in 1896. The home was designed in the Queen Anne style, as were the other frame dwellings and buildings Platt was designing in Perry at this time. The Queen Anne style was widely popular in the United States, roughly between the 1880s and the turn of the twentieth century. It had its origins in the English style popular slightly earlier, with an emphasis on asymmetrical facades, cantilevered gables, wraparound porches and balconies, turrets, differing wall textures, dentils, spindle work, and bay windows. The expressive character, exuberant detailing and deep catalog of stylistic components, combined with the benefits of improved natural light and ventilation and outdoor spaces, made Queen Anne initially popular as a way for wealthy industrialists to express their status in the grand homes of the era. The evolution of balloon framing and mass production of decorative details made the Queen Anne style more accessible as the century came to a close and possibly due to its association with America's industrial age wealth, it was often adopted as the preferred style for citizens of means and position within small cities and villages.

As the dwelling for a prominent judge and attorney, in a style and by an architect being hired at the same time to design residences for Perry's local industrialist and bank president, it is likely that Judge Roup approved of - or requested - this style in the design of the Roup house. What is known is that the 1898 home incorporates all these elements in a design that cleverly responds to the property's second "face" towards the downtown and its visual prominence from Main Street, as well as its primary facade to Borden Avenue.

Judge Roup's time residing in the house was unfortunately brief, however, as less than three years after completion of the new residence, he died on February 6, 1901, aged 54, of what was termed "acute gastritis" after failing health for over a month.²³ In his obituary it was noted "...the town honored him, as well as itself, by electing and re-electing him justice of the peace ever since the office was created." Following the death of her husband, Alice Roup remained in the house until 1922. According to reports in the *Perry Record* on February 23, 1922, she may have been suffering from deteriorating mental health, and it was noted that she was committed to the Rochester State Hospital after neighbors grew concerned about repeated "peculiar" behavior.²⁴ The New York State census of 1925 indicates she was later an inmate at the Binghamton State Hospital. She remained there at least until the 1940 census.

²¹ "Burns Cemeteries," Allegany County Historical Society, accessed February 3, 2015, <http://www.alleganyhistory.org/research/cemeteries/a-e241/burns215/2857-canaseraga-cemetery-list-n-r>.

²² "Happenings," *The Canaseraga Times*, February 4, 1887.

²³ "Obituary, Barna C. Roup," *The Western New Yorker*, February 14, 1901.

²⁴ "Committed to State Hospital," *Perry Record*, February 23, 1922.

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BARNA C. ROUP HOUSE

Name of Property

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After Mrs. Roup's departure, the home was rented out for short periods between different owners. It was rented to Mr. Lewis Toan, then to Azel Gay and family, and finally to Dr. and Mrs. R.E. Parker in 1924.²⁵

In 1927, Dr. W. H. Miller purchased the Roup House and made "extensive alterations before moving in."²⁶ These most likely included finishing the attic space and installing a shed dormer to accommodate a bathroom there. He further enclosed a five foot wide porch on the east side of the first floor. These changes allowed Dr. Miller to operate his practice out of the rear portion of the home.

By December 1930, Dr. Miller had sold the house to Dr. and Mrs. J.W. Gallagher so he could attend Harvard Medical School for post-graduate work.²⁷ After Dr. Gallagher's passing in 1944 it was leased and then purchased by Dr. and Mrs. Paul Sternberg of Chicago, and by the 1970s the property had come to be known by locals as the Loftus family house.²⁸ It exchanged hands in 2003 and was foreclosed upon in 2013. A purchase offer, by a community group calling itself Barna C Roup LLC, was accepted by the bank in December 2014. The group plans to restore the residence.

Architect J. Mills Platt

Architect J. Mills Platt (1867-1929), was born in New Haven, CT, and trained for architecture in Bridgeport before entering the office of Nolan, Nolan & Stern in Rochester, NY.²⁹ The two Nolan brothers attended the Ecole des Beaux Arts in Paris, the leading school of architecture in the mid-1800s.³⁰ The only surviving example of Nolan, Nolan & Stern's commercial work, designed when Platt was likely in the office, is the Michaels-Stern Building, 87 N. Clinton Avenue, Rochester. Built in 1893, it is "designed in the Romanesque Revival style, with Beaux Arts detailing around the front entrance, corner quoins and cornice."³¹ This Beaux-Arts influence can be seen on the early civic work of Platt. The Women's Club of Albany, also by Nolan, Nolan & Stern, is one of the only documented examples of the firm's residential work.³² Built in 1895, it may have been under design when Platt was still in the office. However, its restrained, symmetrical design and brick construction do not indicate where Mills Platt might have gotten experience working with the more expressive, asymmetrical, Queen Anne style that dominates his residential work in Perry.

In 1894 Mills Platt opened his own office in Rochester, where he continued to work until his death. He designed numerous significant buildings in Perry and Warsaw - about 40 miles southwest of Rochester - during the

²⁵ "News about yourself and folks you know." *Perry Herald*, April 30, 1924.

²⁶ "Buys Roup Property." *Perry Herald*, August 24, 1927.

²⁷ "Twenty Years Ago." *Perry Herald*, December 21, 1950.

²⁸ "Twenty Years Ago, this week." *Perry Herald*, October 25, 1944.

²⁹ "Heart seizure in street fatal to J. Mills Platt, Architect." *Democrat & Chronicle*, October 23, 1929.

³⁰ Schmidt, Carl & Ann. *Architecture and Architects of Rochester, NY*. Rochester: Rochester Society of Architects, 1959.

³¹ Walking tour brochure, "East City Loop." Landmark Society of Western New York.

³² "The Historic Clubhouse," Women's Club of Albany, accessed February 3, 2015, <https://womansclubofalbany.com/History.html>.

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early years of his practice. The George K. Page house on 37 North Main Street - Page was president of First National Bank - was under construction at the same time as the Roup house.³³ The Traber House, at 108 North Main Street, completed in 1905, was built for a president of the Perry Knitting Company.³⁴ Its rounded turret contains curved glass in the windows. The frame dwellings share many similarities as they are features turrets, bays, porches, cedar shingles, rear stairs that were likely designed to accommodate live-in staff, and Palladian and oriel windows.

Between 1897 and 1902, Mills Platt also completed several civic buildings. Most significant among them was the Georgian Revival Perry Town Hall/Auditorium, which included an ample vaudeville theater and served the community until it burned to the ground in 1983.³⁵ Just next door to the town hall, Mill erected the Perry Club House, a private men's club upstairs with commercial space below.³⁶ It was later expanded and modified and in 2015 houses the Country Kitchen restaurant, with an apartment in the former club space upstairs. Finally, Mills Platt designed significant alterations, additions and a new facade to the First Baptist Church.³⁷ In Warsaw, Mills Platt is credited with the design of the Warsaw Office Co Building, United Methodist Church, and the old Wyoming County Jail.³⁸

Most of his later work was done in the smaller cities and villages throughout New York and Pennsylvania; in his last two decades he specialized in school and bank architecture.³⁹ He was associated with Leon Stern on the Old Masonic Temple on North Clinton Avenue in Rochester (now demolished). At least two of his individual buildings are listed on the National Register - the late Gothic Revival Sherburne High School (1924), and the Tudor Revival Oak Street School in Fulton (1913-14). His obituary was front page, top of the fold news in the October 23, 1929, Rochester Democrat & Chronicle. It declared him "for years one of Rochester's best known architects."⁴⁰

³³ "Perry and Silver Lake." *The Wyoming County Times*, March 24, 1898.

³⁴ Yarrington, James. *Wyoming County, New York: An Architectural Tour*. Canandaigua, NY: Arts Council for Wyoming County, 1984.

³⁵ Bush, Bonnie. "The Last Day." *Historical Wyoming*, edited by John G. Wilson. Wyoming County Historian's Office. Volume XXIX, April 1983.

³⁶ "Perry and Silver Lake." *The Wyoming County Times*, August 26, 1897.

³⁷ "Perry and Silver Lake." *The Wyoming County Times*, May 31, 1900.

³⁸ Personal Mention." *The Western New Yorker*, 1899-1901 (date missing). Also, "Local News." *The Western New Yorker*, May 5, 1898. Also, "In Motion Again." *The Western New Yorker*, June 6, 1901

³⁹ "Heart seizure in street fatal to J. Mills Platt, Architect." *Democrat & Chronicle*, October 23, 1929.

⁴⁰ "Heart seizure in street fatal to J. Mills Platt, Architect." *Democrat & Chronicle*, October 23, 1929.

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BARNA C. ROUP HOUSE

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Free Classic Queen Anne Variant

The Queen Anne architectural style in America was popular in the late nineteenth and very early twentieth centuries and was derived from English models from the mid-1800s. The style that we associate with the Queen Anne in the United States actually had its origins in the work of English architect Richard Norman Shaw, who drew from a broad pool of examples spanning from late Tudor, Gothic Revival, Elizabethan and Jacobean architecture, which he and other architects associated with the rule of Queen Anne. When the style arrived in American, it was transformed, and the simple, modest brick, stucco and half-timbered models became larger, more elaborate and richly ornamented buildings. Perhaps the best example of this early translation of the Queen Anne to the American architectural vocabulary is H.H. Richardson's Watts-Sherman House in Newport, Rhode Island, built in 1874. This house borrowed from the English use of half-timbering, carving, shingles and varied textures. As the style became more widely published in pattern books and publications, new American features began to emerge, such as incorporating prominent masonry or stucco chimneys as a major design element and the use of expansive porches and balconies.

As the Queen Anne style continued to develop in the 1880s and 90s, the style turned away from the more Tudor Revival elements of the early examples and instead focused on features such as towers, polygonal projecting bays and turrets, fancy and elaborate shingles, and elaborate wood trim. Charles Eastlake, a notable architect and designer, added his own influence to the style through his use of more geometric, abstracted ornament. The elaborate ornament of the Queen Anne style also reflected the popularity and growth of machine-made building parts and ornamentation, which could be selected from a catalog and produced quickly and less expensively than earlier woodwork that had been made by hand.

Late in the nineteenth century, Classical influence began to find its way into the Queen Anne style. In a variant known as the "Free Classic," the use of turned balustrades, columns, Palladian windows, pediments, and other motifs became widely popular in the Queen Anne style. This variation in subsequent decades would find its way into the Colonial Revival and Classical Revival styles that emerged in the early twentieth century as the fashionable residential architectural styles.

Designed in 1898, the Barna C. Roup House is a good example of the Free Classic variant of the Queen Anne style. While the use of projecting bays, multiple wall surface materials, and the large porch are all characteristic of the larger Queen Anne movement, the house displays several features which speak to the Free Classic mode. The grouped Doric columns on bases, use of turned spindle balustrades and friezes, and the prominent Palladian window at the front gable all are typical elements of the Free Classic variant. Designed by J. Mills Platt, the house reflects the careful, almost academic approach to the style and would have been the pinnacle of fashionable architecture in Perry during the era when it was constructed. While in poor physical condition, the Roup House retains a high level of integrity to these key features that speak to the evolution of the Queen Anne style in the late nineteenth century.

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BARNA C. ROUP HOUSE

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Conclusion

The Barna C. Roup House at 38 Borden Avenue in many ways epitomizes the role of architecture during the period of prosperity Perry enjoyed during the period of its construction. An exceptional example of the Queen Anne Style, it has retained a high degree of integrity and its location remains prominent relative to Main Street and Silver Creek. Its significance is further distinguished due to its status as an early work - along with many others within the community - in the oeuvre of one of Rochester's best known architects. The Roup House reflects - through its architectural language and siting - the economic status and aspirations not just of its owner, but of the village of Perry in 1898.

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BARNA C. ROUP HOUSE

Name of Property

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BARNA C. ROUP HOUSE

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National Park Service**

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BARNA C. ROUP HOUSE

Name of Property

Wyoming, New York

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Verbal Boundary Description

See attached maps with scale.

Boundary Justification

The nomination boundaries reflect the current legal boundaries of the property, which are consistent with the historical property boundaries of the resource during its period of significance.

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BARNA C. ROUP HOUSE

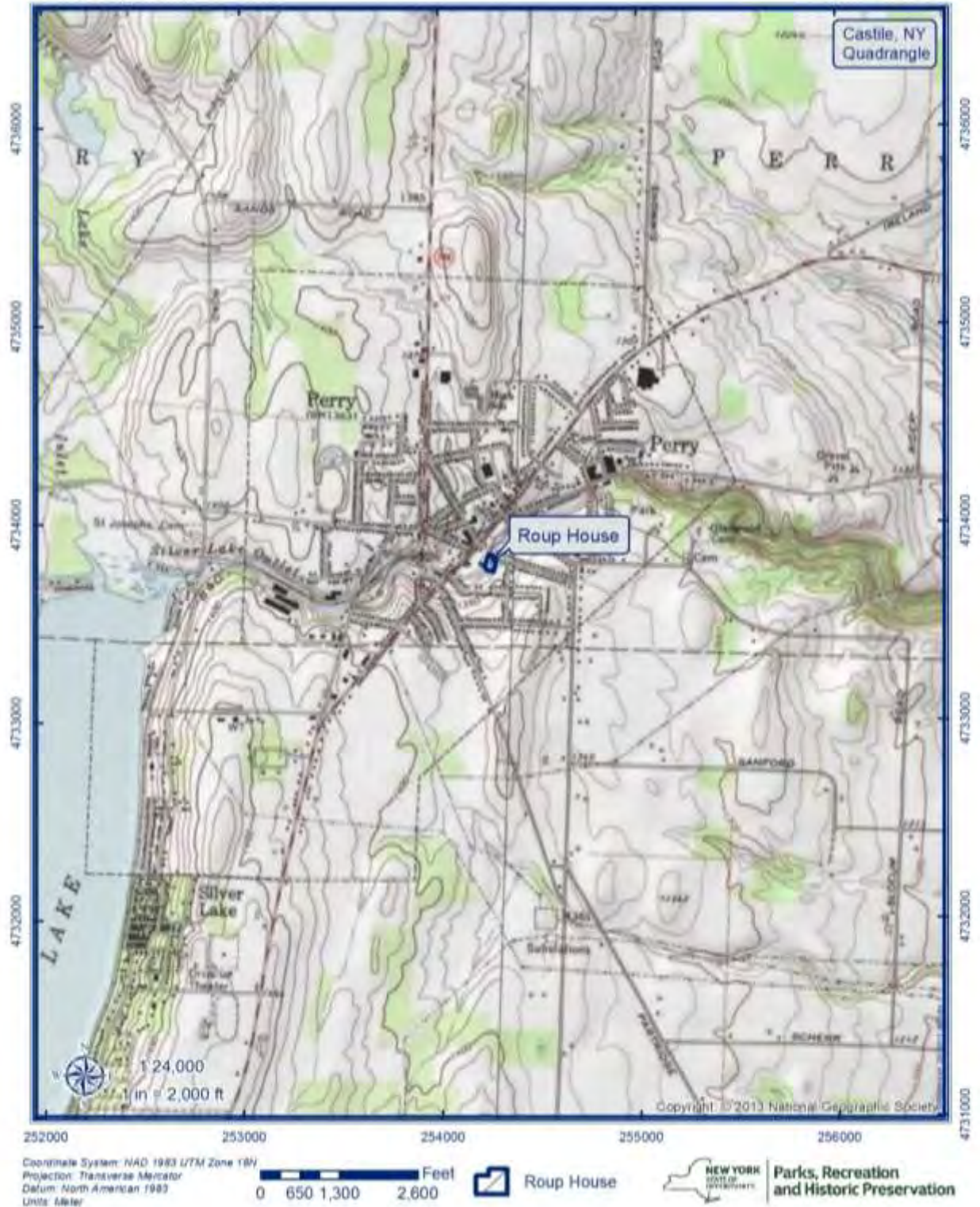
Name of Property

Wyoming, New York

County and State

Barna C. Roup House
Perry, Wyoming Co., NY

38 Borden Ave.
Perry, NY 14530



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BARNA C. ROUP HOUSE

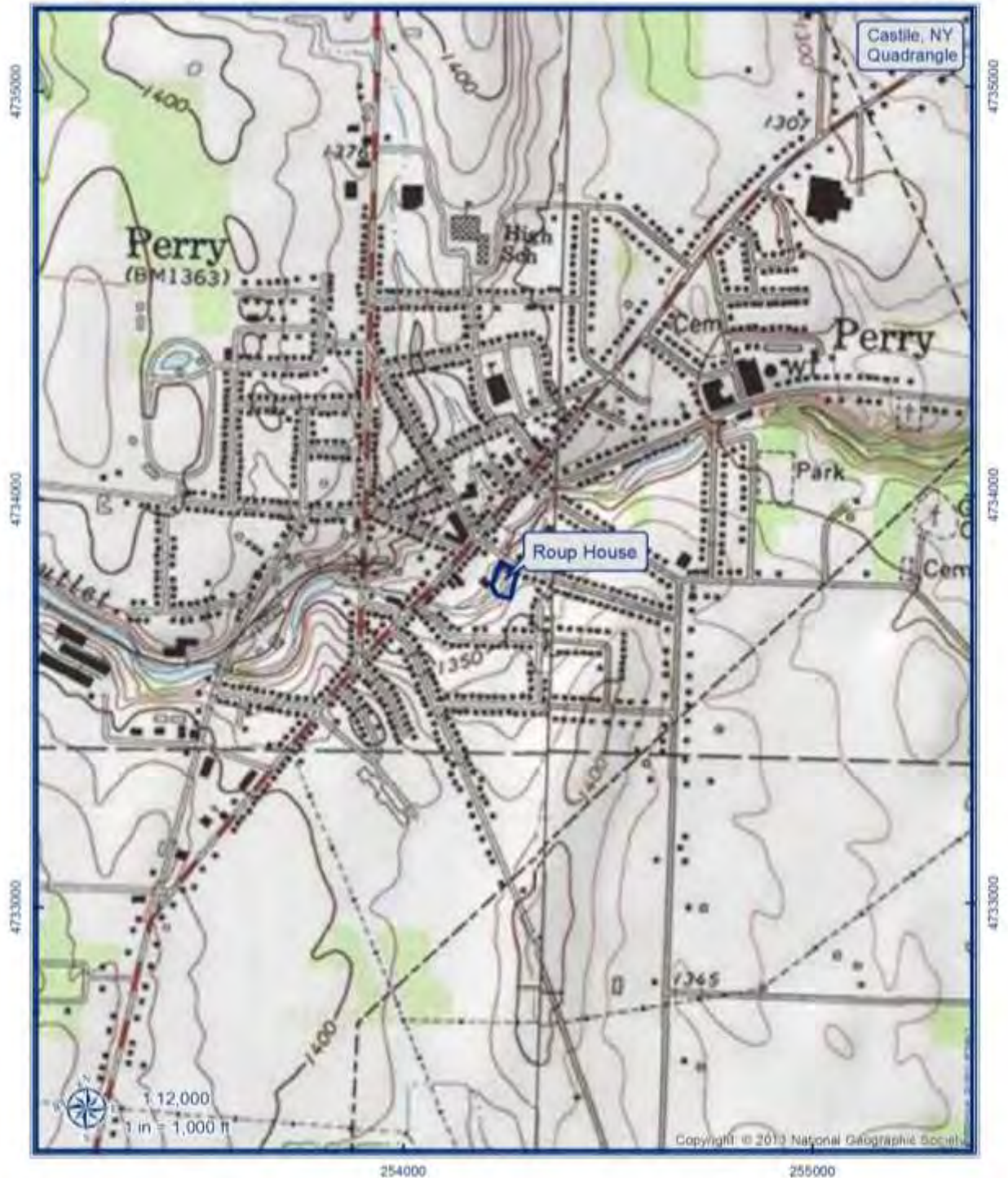
Name of Property

Wyoming, New York

County and State

Barna C. Roup House
Perry, Wyoming Co., NY

38 Borden Ave.
Perry, NY 14530



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



Roup House



Parks, Recreation
and Historic Preservation

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BARNA C. ROUP HOUSE

Name of Property

Wyoming, New York

County and State

Barna C. Roup House
Perry, Wyoming Co., NY

38 Borden Ave.
Perry, NY 14530



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



Roup House



Parks, Recreation
and Historic Preservation

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National Park Service

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BARNA C. ROUP HOUSE

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Additional Information

Photo Log:

Name of Property:	Barna C. Roup House
City of Vicinity:	Perry
County:	Wyoming County
State:	New York
Name of Photographer:	In. Site: Architecture, Perry, NY
Date of Photograph:	October, 2014 – April, 2015
Location of Original Digital Files:	In. Site: Architecture, 2 Borden Ave, Perry, NY
Number of Photographs:	11

Photo # 1 (NY_Wyoming County_Barna C. Roup House_0001)

Looking south east from the commercial district in Perry, showing siting of house

Photo # 2 (NY_Wyoming County_Barna C. Roup House_0002)

Looking south, main façade of house

Photo # 3 (NY_Wyoming County_Barna C. Roup House_0003)

Looking south, main façade detail showing intact Free Classic ornament

Photo # 4 (NY_Wyoming County_Barna C. Roup House_0004)

Looking south west, showing details of porch

Photo # 5 (NY_Wyoming County_Barna C. Roup House_0005)

Looking north west, showing east elevation of house

Photo # 6 (NY_Wyoming County_Barna C. Roup House_0006)

Looking north, showing south (rear) elevation of house

Photo # 7 (NY_Wyoming County_Barna C. Roup House_0007)

Looking north east, showing west elevation of house

Photo # 8 (NY_Wyoming County_Barna C. Roup House_0008)

Looking south, showing garage

Photo # 9 (NY_Wyoming County_Barna C. Roup House_0009)

Interior, showing intact stair in entry hall

Photo # 10 (NY_Wyoming County_Barna C. Roup House_0010)

Interior, looking from second floor at entry door

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BARNA C. ROUP HOUSE

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Photo # 11 (NY_Wyoming County_Barna C. Roup House_0011)
Interior, looking from main parlor into entry hall

Photo # 12 (NY_Wyoming County_Barna C. Roup House_0012)
Interior, looking at bay window in first floor

Photo # 13 (NY_Wyoming County_Barna C. Roup House_0013)
Interior, looking at built-in cabinet in first floor dining room

Photo # 14 (NY_Wyoming County_Barna C. Roup House_0014)
Interior, second floor bedroom

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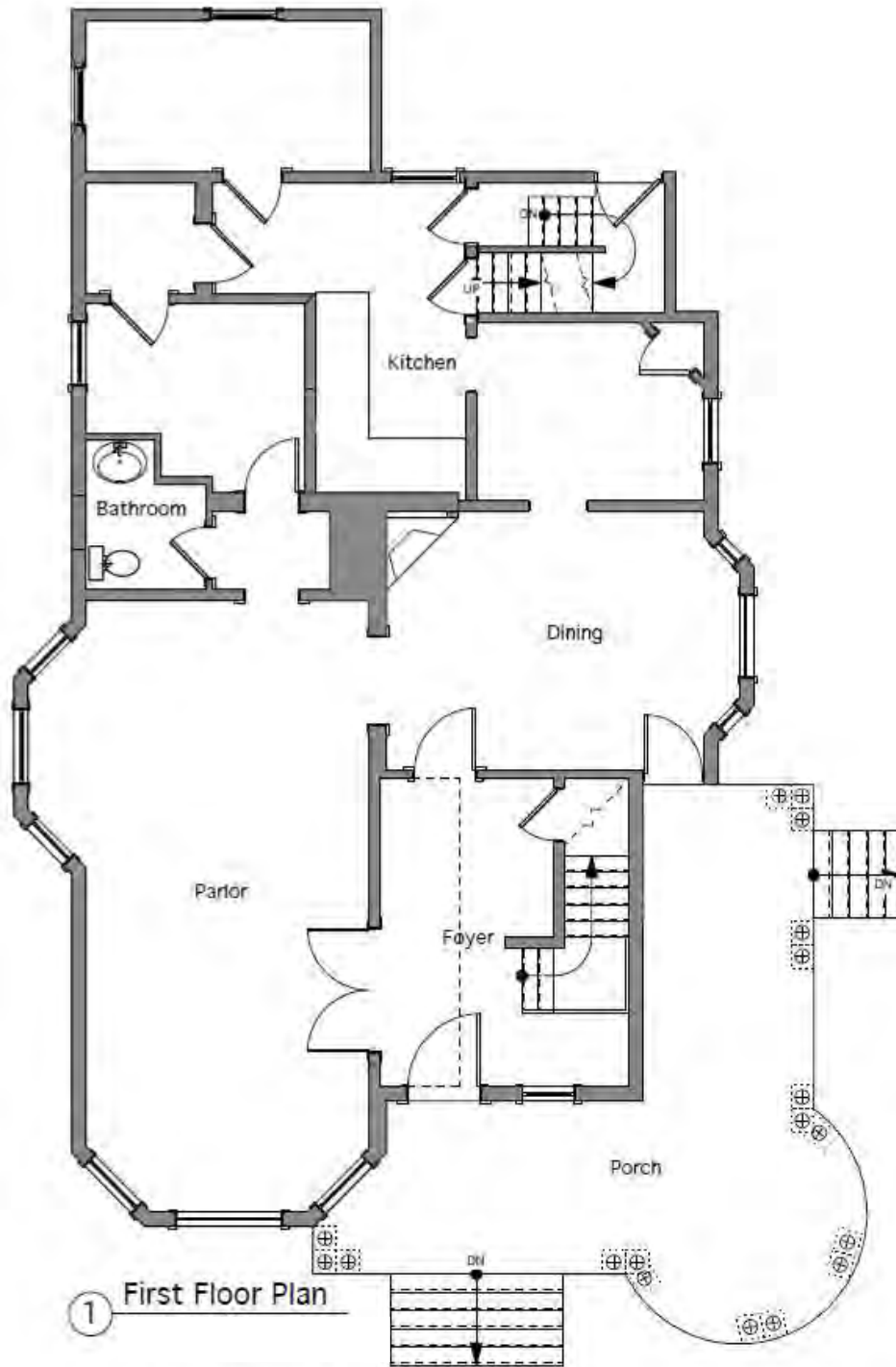
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BARNA C. ROUP HOUSE

Name of Property

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Barna C. Roup House, First Floor Plan
Not to scale

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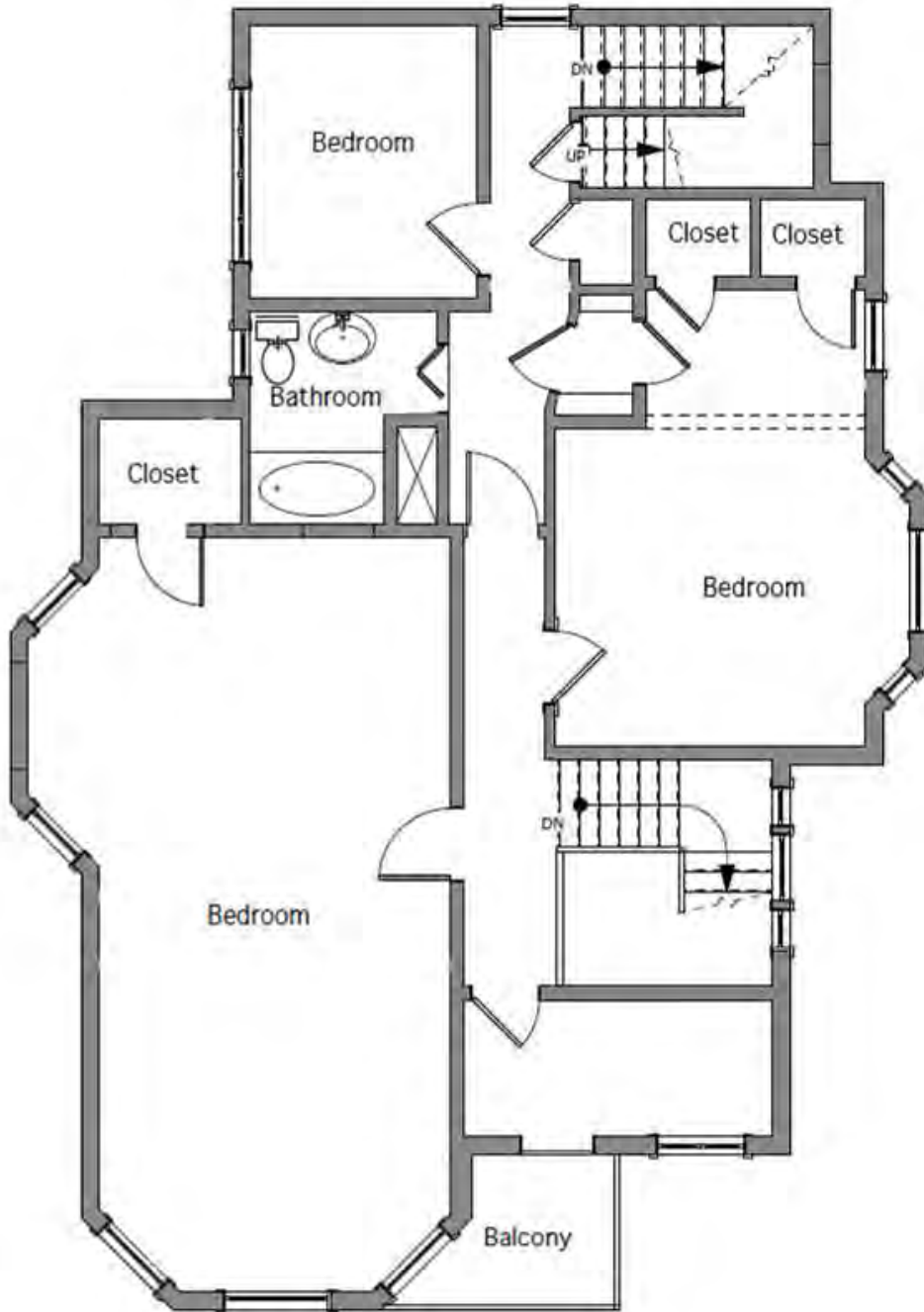
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BARNA C. ROUP HOUSE

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② Second Floor Plan

Barna C. Roup House, Second Floor Plan
Not to scale

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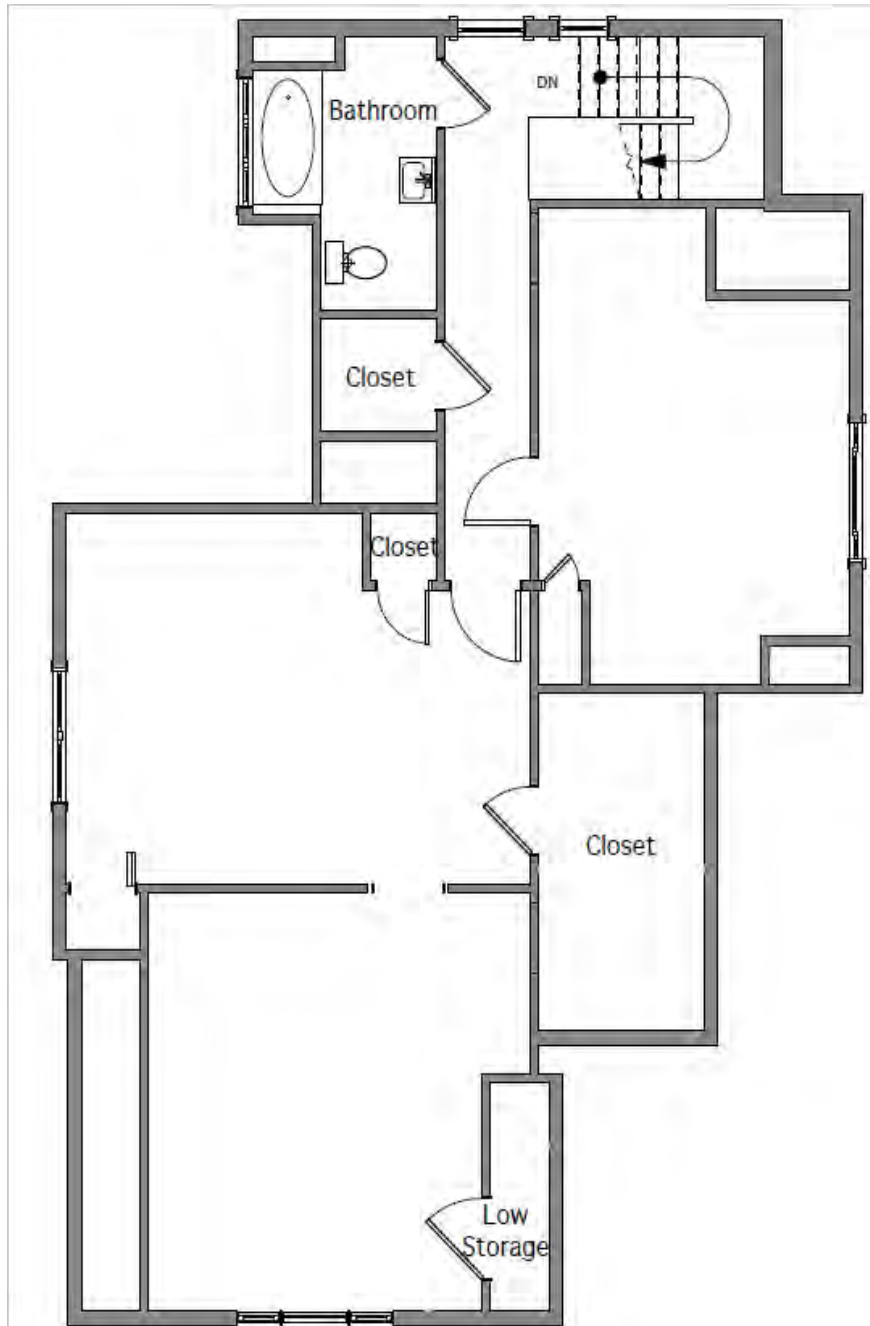
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3 Attic Floor Plan

Barna C. Roup House, Attic Floor Plan
Not to scale

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BARNA C. ROUP HOUSE

Name of Property

Wyoming, New York

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Historic Images

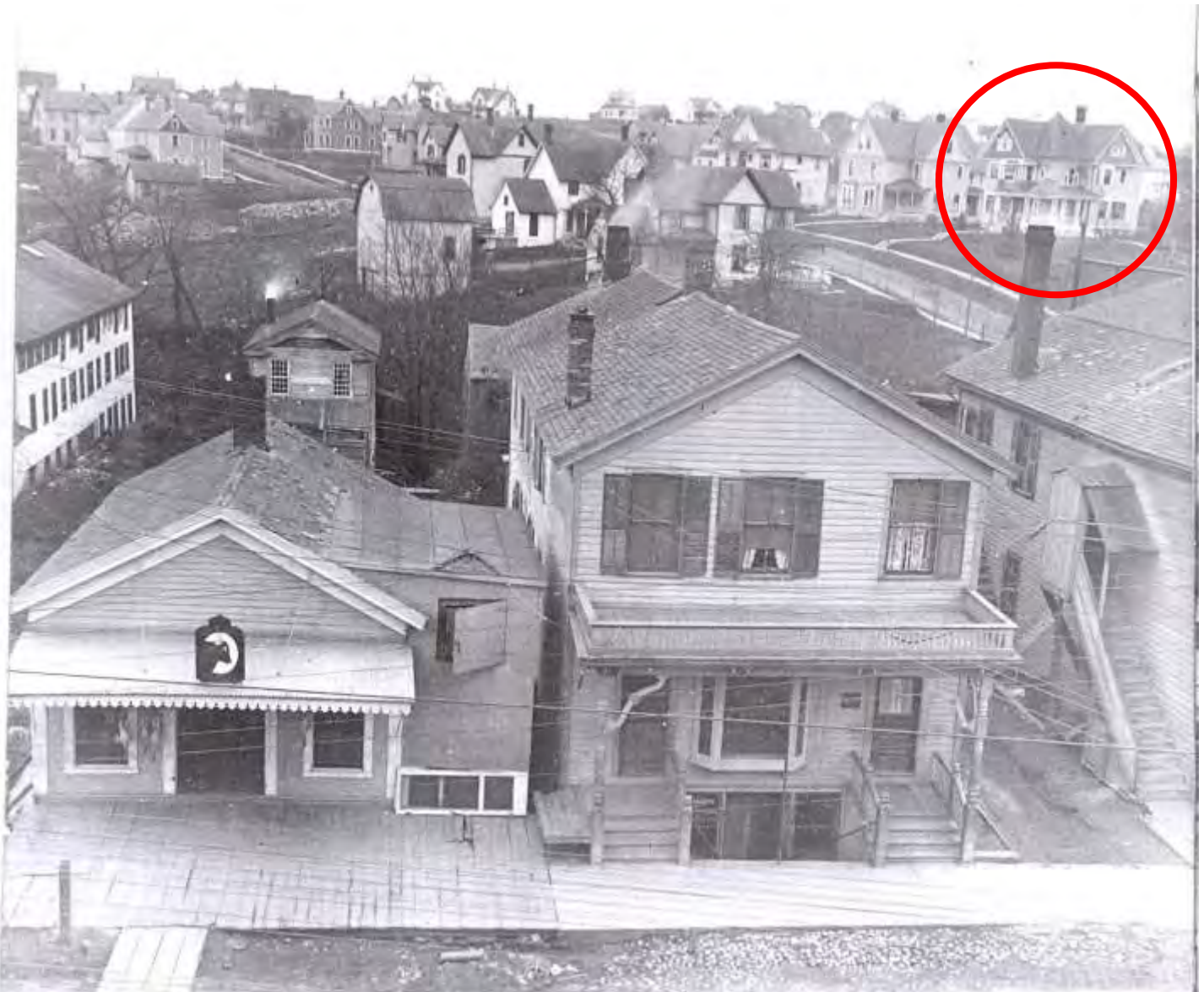


Figure 1: View looking east, over North Main Street (ca. 1900-1911)

This view shows the slight rise on which the Roup House is sited, and gives some suggestion of its relationship to the nearby commercial area of Perry. This image also suggests that, while houses on Borden Avenue were constructed contemporary to the Roup House, the nominated property was of a higher architectural quality than the surrounding residences. (Clark Rice Collection #3781, Perry Public Library, Perry, NY)

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Figure 2: Detail, Previous Image

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BARNA C. ROUP HOUSE

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Figure 3: Looking southeast down Borden Avenue, showing houses across bridge (ca. 1900-1905)
The Roup House is the first house after the bridge, and is indicated with the arrow. (Henry Page Collection, Perry Public Library, Perry, NY)

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Detail. Perry Village plate from New Century Atlas (1902)
The Roup House, shown at center.

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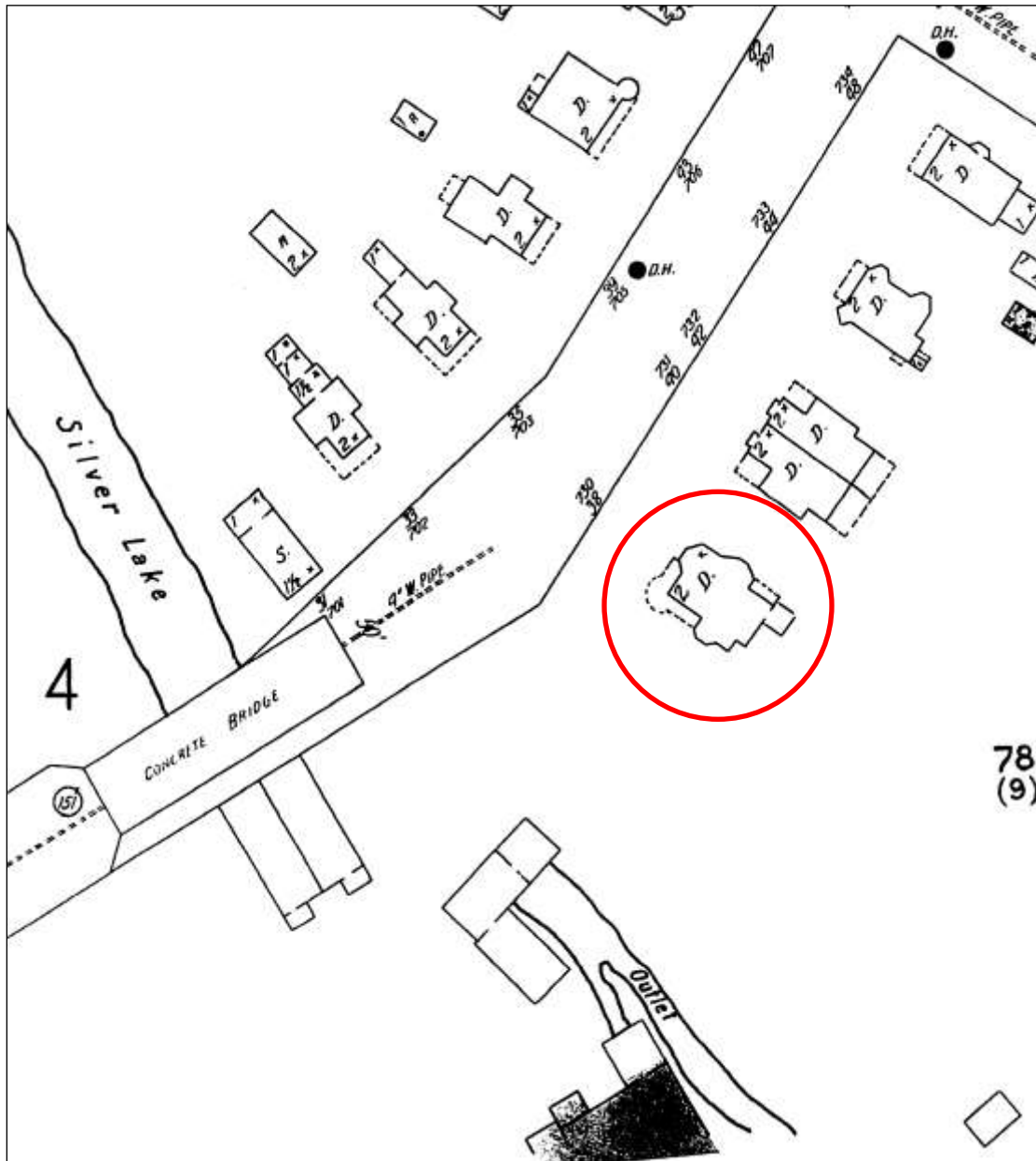
Section 11 Page 10

BARNA C. ROUP HOUSE

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Detail, Sanborn Map (1924)

This map depicts the location of the Roup House on Borden Avenue, as well as its proximity to the bridge and commercial Main Street area in Perry.





























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Roup, Barna C., House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Wyoming

DATE RECEIVED: 6/26/15 DATE OF PENDING LIST: 7/21/15
DATE OF 16TH DAY: 8/05/15 DATE OF 45TH DAY: 8/11/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000519

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8-10-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

RECEIVED 2280

JUN 26 2015

**Nat. Register of Historic Places
National Park Service**

22 June 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 eight nominations, all on disc, to be considered for listing by the Keeper of the National Register:

- Babylon Library, Suffolk County ✓
- Barna C. Roup Residence, Wyoming County ✓
- Main School, Rockland County ✓
- St. Francis de Sales Parish Complex, Ontario County ✓
- Cottage in the Pines, Orange County ✓
- Sts. Peter and Paul Orthodox Church Complex, Erie County ✓
- ✓ East Hill Historic District, Erie County ✓
- ✓ Daniel and Henry P. Tuthill Farm, Suffolk 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