

SG-753

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 LAKEVIEW AVENUE HISTORIC DISTRICT

other names/site number _____

2. Location

street & number 3-907 Lakeview Ave; 500 E. 6th St; 25-47 (odd) and 28 Liberty St; 225 & 301 E 8th St; 7 Falconer St; 18-19 Strong St; 310-348 Crossman St; 201-213 Van Buren St; 625-650 Winsor St; 55 Newton Ave; 28 Euclid Ave; 9-82 Chestnut St; 2-76 Spruce St; 102 Buffalo St. [] not for publication

city or town Jamestown [] vicinity

state New York code NY county Chautauqua code 013 zip code 14701

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.)

Michael P. Lynch Deputy SHPO
Signature of certifying official/Title

1/3/2017
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) _____

fn Signature of the Keeper
[Signature]

date of action
3/13/17

LAKEVIEW AVENUE HISTORIC DISTRICT

Chautauqua County, New York

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5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

Contributing	Noncontributing	
331	22	buildings
2		sites
		structures
		objects
333	22	TOTAL

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

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: single dwelling

RELIGION: religious facility

RELIGION: religious facility

EDUCATION: school

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival, Italian Villa

foundation Stone, concrete

LATE VICTORIAN: Italianate, Queen Anne, Shingle Style

walls Wood, Brick, Stucco, Synthetic

LATE 19TH/20TH CENTURY REVIVALS: Beaux Arts, Colonial Revival, Tudor Revival, Bungalow/Craftsman

roof Asphalt, Slate, Metal

LATE 19TH/20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

other

MODERN MOVEMENT: Expressionist

Narrative Description

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

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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

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: _____

Areas of Significance:

(Enter categories from instructions)

Architecture _____

Community Planning and Development _____

Period of Significance:

1850-1961 _____

Significant Dates:

1850, 1858, 1891, 1961 _____

Significant Person:

N/A _____

Cultural Affiliation:

N/A _____

Architect/Builder:

Beck & Tinkham; Romeo Biscaro; Ernest G.W. Dietrich; A. Raymond Ellis; Johnson and Ford; Oliver Johnson; Andrew J. Lawson; Carl C. Pedersen; Adam Ports; Col. A.A. Price; Oliver P. Smith; Harold E. Wagoner _____

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10. Geographical DataAcreage of Property 129.69 acres**UTM References SEE CONTINUATION SHEET FOR ADDITIONAL UTM REFERENCES**

(Place additional UTM references on a continuation sheet.)

1	<u>117</u>	<u>645740</u>	<u>466468</u>	3	<u>117</u>	<u>646175</u>	<u>4663390</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>117</u>	<u>646175</u>	<u>4663464</u>	4	<u>117</u>	<u>645953</u>	<u>4662421</u>

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared Byname/title Katie Eggers Comeau [Edited by Jennifer Walkowski, NYSHPO]organization Bero Architecture PLLC date September 2016street & number 32 Winthrop Street telephone (585) 262-2036city or town Rochester state NY zip code 14607**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.

PhotographsRepresentative **black and white photographs** of the property.**Additional items**

(Check with SHPO or FPO for any additional items)

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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LAKEVIEW AVENUE HISTORIC DISTRICT

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Introduction

The Lakeview Avenue Historic District is located in the city of Jamestown, Chautauqua County, New York, approximately one-quarter mile north of downtown. The district is a predominantly residential neighborhood composed mainly of single-family houses built from the 1850s to the 1950s as Jamestown's population grew and spread outward. Buildings in the district, most of which were built as single-family houses, exemplify the range of domestic architectural styles that were popular from the mid-nineteenth to mid-twentieth century, with most built between 1891 and 1930 when the neighborhood was served by an electric streetcar line. Lakeview Avenue, running north-south, forms the spine of this linear district and was historically one of the most architecturally sophisticated streets in Jamestown, where many of Jamestown's leading business owners and professionals built spacious, fashionable houses. Side streets perpendicular to Lakeview Avenue began to develop later in the nineteenth century as Jamestown's population spread outward; some side streets east of Lakeview Avenue are included in the district as these display comparable development patterns, architectural quality, and integrity. The district also includes Lake View Cemetery and the Old Catholic Cemetery, mid-nineteenth rural cemeteries that were popular destinations for Jamestown residents; an important impetus for the inauguration of the Lakeview Avenue streetcar line, the first electric streetcar route opened in Jamestown, was to facilitate cemetery visitation. The historic pattern of development along Lakeview Avenue and surrounding streets remains visible in the historic fabric of the district, with buildings and streetscape characteristics illustrating the transition from rural road to fashionable suburban boulevard to streetcar suburb. The district includes a total of 220 primary buildings, 210 of which are contributing, 134 secondary buildings, 122 of which are contributing, and two contributing sites. One building, the former Euclid Avenue School, was previously listed in the National Register.

Topography

Lakeview Avenue runs due north from East Sixth Street to the city line at Marvin Parkway. The elevation rises to the north as the road leads from the relatively low-lying downtown area into the hilly outskirts of the city. West of Lakeview Avenue, the elevation falls fairly steeply toward the Chadakoin River and Lake Chautauqua. Due to the grade changes, terraced front yards and stone or brick retaining walls are common on Lakeview Avenue and some side streets as described in more detail below. The neighborhood's higher elevation in comparison to downtown Jamestown was considered an asset, as it meant residents enjoyed cleaner air as well as views of the lake. The lake is visible today from some points along Lakeview Avenue, although views are blocked by vegetation in most places.

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Street Plan

The southern terminus of Lakeview Avenue is Sixth Street, which was Jamestown's northernmost street in the original survey plan laid out in 1815, when James Prendergast subdivided his land into village lots for sale. That plan consisted of a regular grid, aligned in relationship to the Chadakoin River, between First and Sixth streets and from what is now Washington Street to Prendergast Street. Lots were of standard dimensions, with eight or ten lots per block and an alley bisecting each block. By the mid-nineteenth century the grid was extended north to Eighth Street and had grown east and west as well (Figure 1). North of Eighth Street, where streets to either side of Lakeview Avenue were opened in the second half of the nineteenth century as large parcels were subdivided, the city's grid is aligned with the cardinal directions, at an angle to the original plan, and block sizes are less regular (Figures 2 and 3). The exception to the orthogonal street pattern is Winsor Street, which runs at a sharp diagonal angle to the rest of the streets southeast from its intersection with Newton Street and Lakeview Avenue toward the Chadakoin River.

Building Types

The majority of properties in the Lakeview Avenue Historic District are residential. The neighborhood developed as an area of single-family suburban houses, some of which have been divided into multiple apartments; a handful of historic buildings in the district were built as double houses, and there are also a few multifamily apartment buildings constructed in the late twentieth century, after the period of significance. There is one church in the district, Christ First United Methodist Church at the southwest corner of Lakeview Avenue and Buffalo Street, and one building constructed as a school, the former Euclid Avenue School on Euclid Avenue. The district also includes Lake View Cemetery, a rural cemetery dedicated in 1858, which extends from Lakeview Avenue west to Main Street and from Buffalo Street to Marvin Parkway, and the Old Catholic Cemetery, surrounded on three sides by Lake View Cemetery.

Spatial Organization and Streetscape: Lakeview Avenue, Winsor Street, Crossman Street, and Van Buren Street

Streetscapes in the district are consistent with late nineteenth to early twentieth century suburban streetcar-oriented development, characterized by rectilinear lots that are deeper than they are wide, sidewalks parallel to the street, and relative consistency in setback, orientation, and massing of the houses. Although these general characteristics are consistent throughout the district, there are differences between the older streets (Lakeview Avenue, Winsor Street, Crossman Street, and Van Buren Street) that were created in the mid-nineteenth century, and the newer streets (Spruce and Chestnut) that originated at the end of the nineteenth century and were developed in the early twentieth. The shared spatial and streetscape characteristics of the former group are described in this section; Spruce and Chestnut streets are described in the next section.

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Lakeview Avenue displays the most variety in lot sizes and configurations. In general, houses on Lakeview Avenue are set on generous lots, ranging from about an eighth of an acre to about one and one-half acres; lot sizes of about one-fifth to one-third of an acre are common. This variability reflects a development process that happened little by little over time as large properties were gradually subdivided to accommodate houses and lots of various sizes. Setbacks range from about 20 to 50 feet from the sidewalk. Winsor Street, Crossman Street, and Van Buren Street are also characterized by some variability in lot size and setback. Houses on Lakeview Avenue, Crossman Street, and Van Buren Street are oriented parallel to the street (with one notable exception: the Sheldon House at 7 Falconer Street is set far back on its lot and at a slight angle to the street). On Winsor Street, which runs at an angle to the street grid, some houses are oriented parallel to the street and others at an angle. Many, but not all, houses on these streets have driveways with a garage or former barn located toward the rear of the lot.

Most front yards on these streets are bisected by a straight concrete or brick walk from the sidewalk to the front entrance, although a few front yards feature curved walks. Because the elevation is higher on the east side of the street of Lakeview Avenue than the west side, and higher on the north side of Crossman and Van Buren Streets than the south side, many houses on the “uphill” side of each of these streets have terraced yards with a single steep slope next to the sidewalk, traversed by a flight of one to seven steps where their front walks meet the sidewalk; a few also have historic or recently built retaining walls, usually stone, along the front or side sidewalk. Retaining walls and steps, as a group, are counted in this nomination as a single contributing structure; individual examples are described in the building list. New concrete steps leading from the sidewalk to the street on the east side of Lakeview Avenue in front of a handful of houses were built in 2015 as part of a curb and sidewalk reconstruction project; these are not counted as part of the contributing structure.

On all of these streets, front lawns are generally grassy; fences and border shrubs are rare, although a few examples do exist, as do a few yards with formal front and/or side gardens (the house at 524 Lakeview Avenue, which sits on a double lot and has a modern metal fence, modern stone retaining wall, and dense formal plantings in the front and side yards, is the most notable example). Rear yards are private and generally cannot be seen from the street.

All of these streets have concrete sidewalks parallel to the street. The narrow apron between sidewalk and curb is grassy with occasional street trees that vary in size and species. Curbs and sidewalks were recently reconstructed on Lakeview Avenue.

Spatial Organization and Streetscape: Spruce and Chestnut Streets

Spruce and Chestnut Streets, which were subdivided in the 1890s and developed in the early twentieth century, display a higher degree of regularity in spatial organization as compared to the four older streets described

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above. On Spruce and Chestnut streets, lot sizes are regular with most measuring 50 feet wide and almost all measuring 100 feet deep, for a typical lot size of just over one-ninth of an acre. Setbacks, while not perfectly uniform, are generally consistent, around 15 to 20 feet from the sidewalk.

Houses on both sides of Chestnut and Spruce streets have terraced front lawns, with a more significant grade change on the north sides and west ends of both streets. Some yards have brick, concrete, or wood retaining walls alongside the sidewalk. Because the elevation in general rises from south to north, it appears that the terracing was a necessity on the north side of the street but was considered a desirable feature on the south side (an 1893 ad for the subdivision listed "every lot beautifully graded" as one of the development's attributes). Virtually every house has a straight concrete walk from the sidewalk to the center or off-center entrance, with steps set into the slope where needed to accommodate the change in elevation. As noted above, retaining walls and steps, as a group, are counted in this nomination as a single contributing structure; individual examples are described in the building list.

Almost every house on Chestnut and Spruce streets has a one-story detached garage at a rear corner of the lot, accessed by a driveway running close to the house. This pattern is especially consistent on Spruce Street, which developed largely between 1913 and 1924, when automobile ownership was becoming common; with the exception of a few houses close to Lakeview Avenue that have shared driveways leading to separate garages, and a few houses at the east end of the street built in the mid-twentieth century, almost every house on Spruce Street has a private concrete or asphalt driveway west of the house leading to a detached garage in the northwest (north side of the street) or southwest (south side of the street) corner of the lot. The same pattern is common although not quite as consistent on Chestnut Street, which began developing around 1900, before car ownership was prevalent.

Front lawns on Chestnut and Spruce streets are smaller than elsewhere in the district, and are generally grassy, with plantings limited to foundation shrubs. The only fenced or otherwise enclosed front yard is at 2 Spruce Street, at the corner of Lakeview Avenue, which has a formal hedge border. Rear yards are private and cannot be seen from the street.

Architecture: General Characteristics

Houses in the Lakeview Avenue Historic District vary widely in architectural character, displaying great diversity of form, style, and materials; this variety reflects the long period in which this neighborhood developed, during which architectural fashions and building techniques changed considerably. The most consistent architectural characteristic is height, with most buildings two or two-and-one-half stories tall plus an attic. One-story houses, dating to the 1950s, are typically one story in height and occur mostly around the

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intersection of Lakeview Avenue and Newton Street and at the east end of Spruce and Chestnut Streets. The tallest structure in the district is the steeple of Christ First United Methodist Church.

Houses in the district represent a range of popular domestic architectural styles from mid nineteenth century Greek Revival to post-World War II Minimal Traditional and Ranch. Styles that were popular from the 1890s to the 1920s are particularly common, including Queen Anne, Colonial Revival, Tudor Revival, and Craftsman. In general, most high-style architectural examples, including architect-designed houses, occur on Lakeview Avenue and Winsor Street; houses on the side streets tend to be more vernacular interpretations of the styles. Although the city generally developed from south to north, Lakeview Avenue does not reflect this progression, as mid-nineteenth century farmhouses and late-nineteenth century suburban estates are interspersed with houses dating to the early twentieth century. Houses on Spruce and Chestnut streets, most of which were built between 1900 and 1930, are more consistent in architectural character and style, representing vernacular interpretations of Craftsman and Colonial Revival motifs. Styles in the district are discussed in more detail in Section 8, under Architecture and Architects in the Lakeview Avenue Historic District.

While the overall integrity of the district is high, few houses retain perfect individual integrity. Most houses that were present during the period of significance (1850-1961) are still present and recognizable. Common alterations include installation of synthetic siding (vinyl, aluminum, or asbestos shingle) over or in place of original wood siding; window replacement either in original openings or in openings altered to accommodate standard replacement units; porch removal, enclosure, or replacement of balustrades and/or posts; and removal of details. Some houses were remodeled to update their appearance during the period of significance, in which case these alterations are now considered significant as part of the historic evolution of the building; examples include the house at 201 Lakeview Avenue, which originally had wood siding and was remodeled with a stucco exterior; the house at 406 Lakeview Avenue, a vernacular Greek Revival farmhouse to which a Colonial Revival porch was added; and the house at 415 Lakeview Avenue, which appears in a historic postcard view as an Italianate mansion (Figure 10) and was later altered with Tudor Revival features, retaining its original roofline but little other evidence of its original appearance. The houses at 35 Lakeview Avenue and 7 Falconer Street also appear to be examples of early houses remodeled within the district's period of significance to update their style. A more recent example is the house at 301 Lakeview Avenue, where recent alterations to siding, windows (both sash and opening sizes), trim, porches, garage, and landscaping largely conceal the house's late nineteenth century origins, suggesting a twenty-first century suburban "Neo-Victorian" house. (Criteria for evaluating contributing/noncontributing status are described in detail below.)

Although houses along Lakeview Avenue were built for wealthy owners who used private carriages to commute downtown before streetcar service was established in 1891, surviving carriage houses are rare. The Sheldon House at 7 Falconer Street has a brick carriage house, converted to modern use; a modest frame example is found at 532 Lakeview Avenue. More common in the district are garages, some of which were built for houses

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that were constructed in the 1910s and later, and some of which were added later as owners acquired automobiles. These are typically one-story frame or occasionally masonry garages, with hipped or gabled roofs, set near rear property lines due to early safety concerns about having garages too close to houses. Although most of these period garages were simple and utilitarian, some were designed in a similar style to the house, as can be seen at 3, 211, 415, 501, 502, 509, and 535 Lakeview Avenue. By the late 1920s, some architects and homeowners were experimenting with attached garages, often at the rear of the house but sometimes, as at 102 Buffalo Street, creatively integrated into the design of the house.

Lake View Cemetery, at the north end of the district, is included because of its historical importance to the development of the neighborhood. Located on an elevated site away from downtown, a site considered both sanitary and aesthetically appealing, the cemetery was an important destination for Jamestown residents as both the city's primary burial ground and a restful park-like landscape. The Old Catholic Cemetery, established in 1860, was originally a separate site and is now surrounded on three sides by Lake View Cemetery. The presence of Lake View Cemetery determined the location of one of the first three electric streetcar lines when that technology replaced horse-drawn streetcars in 1891. In addition to making it easier for Jamestown residents to visit their family gravesites, streetcar service spurred development of the adjoining area as a fashionable suburban neighborhood. Lake View Cemetery is an excellent example of rural cemetery design, reflecting nineteenth-century fashions in the layout and beautification of burial grounds, and as such is a significant landscape in northern Jamestown and an important landscape feature in the neighborhood.

Integrity and Contributing/Noncontributing Criteria

The following criteria were used to evaluate contributing/noncontributing status of buildings in the district.

- Date: The building must have been present during the period of significance (1849-1961). Buildings constructed after the end of the period of significance are noncontributing.
- Location: The building must be in its original location, or must have been moved to its present site during the period of significance.

In addition, the building must retain enough integrity of design, workmanship, materials, and feeling to convey its historic appearance and significance in the context of the district. Buildings that have more than two changes defined as "major" in the four categories listed below are considered to have lost substantial integrity and are counted as noncontributing.

Form:

- No loss of integrity: Original roofline and massing are intact, without visible additions to the front or sides.

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- Minor loss of integrity: Side addition that is clearly secondary to the original building; large rear additions visible from the front are also considered minor alterations if the original roofline remains visible.
- Major loss of integrity: Front addition; or side addition that is not compatible with or secondary to the original building; or rear addition that overwhelms the original form.

Exterior cladding:

- No loss of integrity: Retains original siding, or nonoriginal siding dating to period of significance.
- Minor loss of integrity: Replacement siding appears to have been installed without removing original siding or trim (and is therefore reversible), and/or is reasonably similar to original/traditional dimensions and character (e.g. aluminum or vinyl over clapboard).
- Major loss of integrity: Replacement siding is substantially different from traditional/historic siding (e.g. vertical boards in place of horizontal clapboard) and/or results in loss of original details and/or proportions.

Porch:

- No loss of integrity: Porch remains open with original or similar columns and balustrade; or porch was enclosed or removed during the period of significance.
- Minor loss of integrity: Replacement or absence of historic columns and/or balustrade; or porch was enclosed but retains evidence of original proportions and features.
- Major loss of integrity: Porch removal significantly alters proportions of house; or porch has been enclosed and original proportions of openings are not evident.

Trim:

- No loss of integrity: Most or all of original exterior trim is present.
- Minor loss of integrity: Some exterior trim has been covered or removed.
- Major loss of integrity: Most or all original exterior trim is missing or has been replaced with modern details that do not resemble the original features.

Fenestration:

- No loss of integrity: Original window sash remain in original openings; or sash have been replaced without altering original openings, and new sash match the type and muntin configuration of historic sash.
- Minor loss of integrity: Window sash have been replaced with minor change in size of openings, so that original fenestration pattern remains evident; or replacement sash do not match the muntin configuration of historic sash (e.g. 6/1 double-hung sash replaced with 1/1 double-hung sash).
- Major loss of integrity: Window openings have been significantly altered in size and/or shape to accommodate new sash; and/or new windows are of a different type (e.g. casement or picture

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window replacing double-hung); and/or window openings have been enclosed without retaining evidence of the original opening. An isolated instance of this type of alteration, especially on a building's side rather than front, may not constitute a major loss of integrity.

Resource Count

Contributing Primary Buildings: 210 (including one previously listed in the National Register)

Contributing Secondary Buildings: 122

Contributing Sites: 2

Noncontributing Primary Buildings: 10

Noncontributing Secondary Buildings: 12

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Building List

This building list is generally organized as follows: Lakeview Avenue is described first, west side of the street, then the east side of the street; then the side streets, generally from south to north. Properties that are oriented to Lakeview Avenue are described with Lakeview Avenue even if their street address indicates a different street. Corner properties oriented to side streets are described with that side street.

Primary buildings are contributing to the district unless otherwise noted.

LAKEVIEW AVENUE – WEST SIDE (ODD)

3 Lakeview Avenue

1891

Patterson House

The Patterson House occupies a large corner lot at the south end of Lakeview Avenue. It is a two-and-one-half-story, stone and frame Shingle Style residence with a complex roofline combining gables and hips, and complicated wall surfaces incorporating projecting and recessed features, curved walls and brackets, contrasting textures, and varied window sizes, types, and shapes. Full-width, one-story front porch on Lakeview Avenue side is sheltered by main gabled roof; porch has stone rail and tall stone posts supporting short paired square wood columns; low-pitched pediment supported by brackets above center entrance. Center cross-gable over front porch has paired second-floor window with short bay window above; gable end projects, supported by tall curved shingled brackets, and contains recessed diamond-paired window. South side, facing East Sixth Street, has projecting bay, with projecting gable containing Palladian window. Stone walls with rock-faced, staggered-coursed ashlar masonry to top of first floor, with wood shingle walls above; asphalt shingle roof.

Contributing one-story frame two-car garage with twin gables above wide two-car opening; concrete driveway.

William Patterson, original owner of this house, was listed in turn-of-the-century directories as an oil producer.

11 Lakeview Avenue

c. 1923

W.F. Leidblad House, designed by Beck & Tinkham

Two-story brick Colonial Revival-style house with side-gabled roof; symmetrical three-bay, center entrance façade. Front door surround features pilasters, tall entablature, and broken pediment surrounding center finial. First-floor front windows are tall 8/12 double-hung wood sash; second-floor front windows are 8/8 double-hung wood sash. Quarter-round windows in gable ends. Slate roof.

Contributing one-story brick garage with side-gabled slate roof; concrete driveway edged with pavers.

W.F. Leidblad was secretary and treasurer of the Marvel Furniture Company in Jamestown, as well as the vice president of the Jamestown Furniture Market Association.

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17 Lakeview Avenue

c. 1923

Two-story cross-gable house faced with brick and vertical wood siding at the first story, and wood shingles above. The house has a projecting nested-gable side bay and rafter tails in the eaves. Front (east side) of side-gabled wing, which projects slightly forward of plane of front-gabled section to its right (north), may have contained an open one or two-story porch subsequently enclosed; corner brackets remain as vestiges of possible second-floor open loggia. Enclosed one-story porch on north side with vertical siding. Asphalt shingle roof.

Contributing one-story, gable-roofed frame garage; concrete driveway edged with pavers.

27 Lakeview Avenue

c. 1895

Two-story Shingle style frame house with prominent, broad gambrel roof; recessed front porch has slender, paired square posts that flare at top. Front door has sidelights; pair of 18/1 windows next to door. Two second-floor front 1/1 double-hung replacement windows. Cross-gables with semi-gambrel roofline. Bay windows on north and south sides; south bay window has leaded-glass transoms. With the exception of front windows, most windows are double-hung sash, generally 8/1. Wood single siding; asphalt shingle roof.

35 Lakeview Avenue

c. 1865; remodeled 1911

Two-story Colonial Revival frame house with low-pitched hipped roof; slightly recessed two-story side wing to north. Front section of house has three-bay, symmetrical façade with two-story pilasters, which are paired at corners. Center entrance has one-bay entry porch with tapered square corner columns, inner fluted Doric columns, and wood parapet rail. Front windows are tall 9/1 double-hung wood sash at first and second floors. Pediment over center bay with half-round window. South wing has irregular fenestration. Narrow recessed north two-story wing with cross-hip roof. Wood shiplap siding; asphalt shingle roof.

This house was the home of William Alfred Bradshaw, who prompted the city's centennial celebration in 1927 and was a director of the Jamestown Street Railway Company.

45 Lakeview Avenue

1924

J. Carter Lyman House, designed by Beck & Tinkham

The J. Carter Lyman House was designed by local architects Beck & Tinkham and is a highly sophisticated example of the Tudor Revival style. Roughly H-shaped footprint, with steeply pitched, slate hipped roof with two projecting front and rear cross gables, one at each corner. Centered front entrance consists of double wood doors; triple casement windows with transoms to either side of front entrance. Right (north) front cross-gable has bank of four casement windows with arched transom at first floor, with oriel window above; irregular wood clapboards with narrow casement window in gable. Left (south) front cross-gable has triple casement windows at first and second floors. Two brick chimneys with patterned brickwork. Three gabled wall dormers along south side. Rear of house features tall stair bay window between the two cross-gables. Windows generally paired and triple leaded-glass casements. First floor clad in coursed ledgerrock; overhanging second floor is stucco with half timbering. Ledgerrock retaining wall along north side of property; stonework matches house. Rear yard paved in asphalt.

Original owner J. Carter Lyman was the president of Heating and Refrigeration Sales, Inc.

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101 Lakeview Avenue **1986**

Noncontributing due to age

This recently constructed apartment building is faced with brick and rises to two full stories above occupied partially below-grade ground level. Site slopes downward to the rear (west). Side-gabled roof; center entrance, with tall pent-roofed hood; second and third-story French doors with wood balconies to either side. Small windows on north and south sides.

Noncontributing due to age and incompatibility with the historic character of the district.

109-11 Lakeview Avenue **c. 1870s; altered circa 1900**

Two-story vernacular frame house; T-shaped configuration with side-gabled roof and center front cross gable. Hip-roofed entry porch at junction of front and north wings, with fluted square corner column and no rail. Picture window (not original) at first-floor front of front-gabled center section. Windows otherwise generally 1/1 double-hung sash. Field stone foundation; wood shingle siding with sawtooth shingles in gables. Concrete driveway.

Sanborn maps show house with L-shaped footprint on this house in 1881 and 1896, T-shaped footprint in 1902, suggesting house was extensively remodeled or replaced circa 1900.

115-17 Lakeview Avenue **c. 1898**

Two-story frame house with cross-gabled roof. Two entry porches, one projecting at front right (north) with simple gabled hood supported by slender square wood posts; the other is located at L between front and south wings with pent-roofed hood and square corner post. Bay window on south side. Windows generally 1/1 double-hung sash, some wood and some replacement sash. Vinyl siding; asphalt shingle roof. Although siding and porch alterations detract from integrity, house retains massing and general vernacular character.

119 Lakeview Avenue **1911**

Carl C. Pedersen House, designed by Carl C. Pedersen

This three-story, brick residence is unusual in its combination of stylistic influences and is a singular example in Jamestown. Symmetrical façade. Full-width front porch has brick rail and integral brick corner posts, with inner wood Doric columns. Center entrance with sidelights and transom; one 1/1 double-hung window to either side of front door. Four 1/1 double-hung second-floor front windows. Bank of six smaller 1/1 double-hung windows at third floor. Decorative brickwork includes band of soldier and herringbone brick above front second-floor window; two-story, terracotta Art Nouveau stylized ornament at front and sides of corner piers. Corner piers project above front and side roof overhangs. Two-story south bay window with bracketed cornice. Narrow concrete driveway.

This house was designed by Danish-born architect Carl C. Pedersen as his personal residence.

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121 Lakeview Avenue

c. 1875

Two-story, L-plan, frame vernacular house with gable-and-wing configuration. Pent-roofed front porch with turned posts and no rail extends across front of north side-gabled wing. Windows generally 2/2 double-hung sash. Two front doors. Vinyl siding; asphalt shingle roof.

123 Lakeview Avenue

c. 1875

Two-story frame vernacular house with gable-and-wing configuration. Hip-roofed front porch with square posts and rail with widely spaced, narrow balusters extends across front of south cross-gable wing. Front door flanked by sidelights. 1/1 double-hung replacement windows. Synthetic siding; asphalt shingle roof. Unpaved driveway.

127 Lakeview Avenue

c. 1912

L.M. Butman House, designed by Freeburg & Fidler

Two-story Craftsman-style house with cross-hipped roof. Partial-width front porch has hipped roof with taller front cross-gable over front entrance; wood rail with decorative balustrade, buttressed square brick posts, scrolled brackets and exposed rafter tails. Gable front over entrance has half-timbering. Next to front door is triple window to the right (north) and bay window to the left (south). Windows generally 6/1 double-hung sash and occur singly and in groups of two or three.

Contributing one-story frame gable-roofed garage; asphalt driveway.

This house was occupied by Luther M. Butman, president of the Empire Worsted Mills.

133 Lakeview Avenue

c.1876

Two-story frame Queen Anne-style house. Complex roofline combines hipped and gabled forms. Projecting front gable-roofed bay has cutaway corners, scalloped shingles in the gables; fixed first-floor picture window and paired second-floor double-hung windows. Hip-roofed center section has a triple front first-floor window and double second-floor window; extending north from hip-roofed wing is a slightly recessed gable-roofed wing with pent-roofed entry porch sheltering wood double doors. Windows are generally 1/1 double-hung sash, and appear to be wood with storm windows. Stone foundation; clapboard siding; asphalt shingle roof. Unpaved driveway.

At the turn of the century, this house was occupied by Zera W. Fisher, a retired oil producer. Until at least 1949 it had a full-width front porch, now missing.

201 Lakeview Avenue

c.1912

Two-story house with rough stucco exterior; complex roofline with multiple gables. Central front-gabled section has cutaway corners with brackets, 1/1 double-hung front first-floor window, paired 1/1 front second-floor windows with pent-roofed overhang; horizontal multipaned window in attic. Projecting flat-roofed porch at L formed by front and north wings has square stuccoed posts and metal rail on roof enclosing rooftop balcony. South wing has two-story cutaway corners and central stone chimney. Windows are generally 1/1 double-hung wood sash in varied sizes and configurations. There is some half-timbering on the north

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elevations. Stone retaining wall along south property line; fieldstone with concrete coping. Stonework matches stone of chimney.

Contributing two-car, hip-roofed frame and stucco garage facing Strong Street; asphalt driveway.

205 Lakeview Avenue

c. 1885

Noncontributing due to extensive alterations

Two-story frame house with cubic Italianate massing. Off-center entry porch with hipped roof and metal rail and posts shelters two modern front doors. 1/1 double-hung replacement windows at first floor; some second-floor windows are 2/2 wood sash. Low-pitched hipped roof. Parged foundation; vinyl siding; asphalt shingle roof. 1992 survey noted bracketed eaves; brackets no longer present. Early twentieth-century Sanborn maps show a full-width front porch that is also missing. Extensive alterations to doors, windows, porch, and siding and removal of decorative details have reduced this house's integrity; noncontributing due to loss of historic character.

At the turn of the century, this house was occupied by Clifton B. Gates, who was listed in directories as a bookkeeper. This house has been converted to a two-family residence.

211 Lakeview Avenue

1911

Frederick P. Hall House, designed by E.G. Dietrich

Two-story frame residence with strong Neoclassical character. Hipped roof is inconspicuous behind prominent front and side cross-gables. Primary façade is dominated by two-story Ionic colonnade supporting pediment with modillions at eaves; semi-elliptical leaded-glass window in pediment. Behind colonnade, off-center front entrance is recessed within an arched opening, and has a paneled door with sidelights and transom. Second-floor window above the door has a tall surround with low-relief swag in entablature topped by swan-neck pediment with central finial. Two 6/1 double-hung front windows; two 1/1 double-hung front second-floor windows open onto balcony with geometric patterned rail and finials at posts. Recessed corner porch at northeast corner has arched front and side openings. Projecting cross-gable on north side has similar colonnade and pediment to front and is integrated into an uncovered terrace that extends along entire north side; terrace rail has turned wood balusters. Second-floor recessed porch with arched openings at northwest corner. Wood shingle siding; asphalt shingle roof. Simple metal fence at perimeter.

Contributing one-story frame garage has gabled roof with returns, 6/1 wood windows on sides, and shiplap siding; concrete driveway.

This house was constructed for Frederick P. Hall and was designed by E.G. Dietrich. Hall was the publisher of the Jamestown Journal.

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301 Lakeview Avenue

1889; recently altered

Adam Ports, builder

Noncontributing due to extensive alterations

Two-story frame house with complex hipped and cross-gabled roofline. Hip-roofed entry porch at northeast corner set into intersection of hipped and front-gabled wings; porch has round columns and tall vinyl balustrade. Triple front first-floor window; double front second-floor window. One-story hip-roofed enclosed projection at southeast corner was a porch that has been fully enclosed. Projecting cross-gable on south side; bay window on north side. Modern concrete block retaining wall along south side. New vinyl fences at rear and at southeast corner of lot. Wide asphalt driveway to new attached two-car garage. Extensive recent alterations include changes to window sizes and types, vinyl siding including vinyl window trim, synthetic shingles in gables, alterations to porches, and addition of prominent attached garage; as a result this house is noncontributing due to extensive alterations that conceal its historic character beneath an entirely new exterior.

309 Lakeview Avenue

c. 1905

Two-story Queen Anne-style frame house; typical of the Queen Anne style this house is complex in roofline and footprint with multiple projections and a combination of curved and rectilinear forms. Nearly full-width front porch has tall stone piers supporting short round columns in groups of three and bows outward at center; pediment over off-center front entrance. Southeast corner is rounded at first floor and features tripartite rounded corner leaded-glass window with pilastered surround. Rounded bay at front cross gable with balustrade in front of gable window. Front gable-roofed dormer has rounded cutaway corners with brackets and low-relief decorative swags in pediment. Projecting polygonal two-story bay on south side. Stone foundation; asbestos shingle siding; patterned shingles in gables and at dormer; asphalt shingle roof. Although siding is not original, this house retains strong Queen Anne character and most original decorative details.

Contributing one-story frame one-car garage, which is difficult to see at rear of property; concrete driveway.

This house was occupied by Seneca B. Burchard of Wilcox Burchard and Company, wholesale grocers.

315 Lakeview Avenue

c.1916

Two-story house with symmetrical façade and Arts and Crafts character. Full-width, brick front porch with integral brick posts at corners; wood inner posts support angled entablature. Central wood door flanked by sidelights; triple window to either side. Second-floor front windows are paired 6/1 double-hung sash, with center windows smaller than outer pairs. Central eyebrow dormer. Brick bay window on north side with brick chimney above it. Exterior is tan brick at first floor with wood shingles above and half-timbering in gable ends; asphalt shingle roof. Concrete and asphalt driveway on Van Buren Street side. This house retains high integrity and is a good example of its style.

Shortly after the completion of construction, this house was occupied by Lyle B. Himebaugh, a manufacturer of dining room furniture.

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403 Lakeview Avenue **1908**
Fred Tinkham House, designed by Carl C. Pederson

Two-and-one-half-story brick and frame house with broad, side-gambrel roof. Full-width front porch has paired and triple Doric columns, no rail, and flat roof. Entrance is in a projecting vestibule; front door has sidelights and transom. Right (north) of the front door is a diminutive window with decorative surround and arched top. Paired 1/1 first-floor front windows to either side of entry vestibule. Two prominent front wall dormers with decorative stepped gables are the house's most distinctive features; each contains paired 12/1 windows with oval attic window above. Smaller central dormer has paired casement with transom, above which is a diminutive polygonal turret-like dormer. Rounded one-story side bay window on south side with leaded-glass windows. Windows vary in type and configuration; some have leaded-glass muntins. Exterior clad in brick at first story and stepped dormers; second floor clad in vinyl siding over original wood shingles, partially exposed where vinyl siding is missing.

Contributing one-story frame gable-roofed garage (1910) is not easily visible; concrete driveway.

One of the most architecturally distinctive houses on Lakeview Avenue, this was constructed for cigar manufacturer Fred Tinkham.

409 Lakeview Avenue **c. 1880**
Noncontributing due to extensive alterations

Two-story vernacular frame house with gable-and-wing configuration and low-pitched roofline. Enclosed front porch, most of which is clad in brick with front picture window, extends across side wing. Front door is recessed at front of side wing and is a simple modern paneled door. Front-gabled section has triple window at first floor with two single windows above and half-round window in gable; narrow paired windows at second floor of side wing. Windows are generally 6/1 double-hung replacement sash. Recessed two-story shed-roofed addition extends to the north and has a garage bay with three windows above. Vinyl siding; asphalt shingle roof. Alterations to materials and massing have reduced the integrity of this building; noncontributing due to extensive alterations.

The 1881 map of Jamestown shows this as the house of Cyrus Underwood, who later lived next door at 415 Lakeview Avenue.

415 Lakeview Avenue **c. 1868**

Two-story, side-gabled residence with stucco exterior. Two low-pitched front cross-gables; north (right) cross-gable projects and has arched first-floor bay window, paired second-floor windows, and half-timbering in gable end. Shallow pent roof extends across remainder of façade and shelters central front entrance, which has a gabled hood, and banks of paired first-floor multipane casement windows with transoms at the south third of the façade. Above the front entrance is a set of five casement windows; left (south) of this are two 8/1 windows below half-timbered cross-gable. Field stone chimney on north and south sides. All windows appear to be wood. Asphalt shingle roof.

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Contributing one-story garage with single wide bay, stucco exterior, and half-timbering in gable; concrete ribbon driveway.

On the 1881 map of Jamestown, this is shown as the home of J.J. Vanderberg (likely John J. Vanderburgh, although directories show he lived on Second Street in both 1875 and 1884); it was later the home of Cyrus Underwood, a real estate agent and oil well operator. A circa 1910 postcard view (Figure 10) shows its original Italian Villa appearance before it was remodeled in the Arts and Crafts style, which may have occurred after it was purchased by furniture manufacturer J. M. Himebaugh around 1914.

501 Lakeview Avenue

c. 1896

Noncontributing due to alterations

Two-story frame house with complex roofline combining central hipped form, cross-gables, and front polygonal turret above projecting bay. Frame stoop (not original) leads to entrance with simple gabled hood. Windows generally 1/1 double-hung replacement sash. House is missing a full-width front porch that is seen on historic maps. Asphalt shingle siding; asphalt shingle roof. Although the house retains its distinctive historic roofline and massing, loss of porch and alterations to siding, windows, and trim detract from integrity to the extent that the house no longer conveys its historic character and is noncontributing.

Noncontributing one-story frame garage with two overhead rolling garage doors, bracketed eaves, and hipped roof with front gable-roofed dormer; concrete ribbon driveway; noncontributing in the absence of a contributing primary building.

509 Lakeview Avenue

c. 1905

A.M. Weilman House¹

Two-story Tudor Revival-style house with troweled stucco exterior. Asymmetrical front-gabled roof with two nested gables and side cross gables. Porch projects at southeast corner under roof of one of the nested gables; porch has round-arched arcade openings incorporating variegated stone and brick-clad posts. Windows are a mixture of double-hung sash and casements; most appear to be replacements of appropriate size and muntin configuration. Front entrance is an arched doorway, also within the front nested gable, with cast-stone voussoirs. There is some half-timber detailing at the uppermost front gable and on the south side.

Contributing one-story two-car garage with two garage doors, paired casement window, and half-timbering in gable; concrete driveway.

511 Lakeview Avenue

c. 1896

Two-story frame house; gable-and-wing configuration. Front-gabled section of house has a three-bay configuration with off-center entrance; gable-roofed entry porch with square columns and pediment with dentilled cornice. Front door has sidelights and transom with arched lights in transom. Bay window on north side. First-floor front windows on both front and side wings are 9/9 double-hung wood sash, with 6/6 double-hung wood sash at second floor. Stone foundation; composition shingle siding; asphalt shingle roof. Prominent band of dentils and scrolled Italianate brackets at deeply overhanging eaves.

¹ Mistakenly attributed in the 1993 survey to Raymond A. Freeburg, who did not start practicing architecture until 1919.

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519 Lakeview Avenue

c. 1880

Two-story frame house with Queen Anne massing; hipped roof with projecting front cross-gable. Partially enclosed porch with square corner column extends across L formed by cross-gable. Bay window on north side. Windows generally 1/1 double-hung replacement sash. Wood shingle siding with fishscale shingles in gable ends; metal roof. Asphalt driveway on south side leads to basement-level built-in garage.

525 Lakeview Avenue

1966

Neo-Colonial

Two-story multifamily apartment building with brick exterior; side-gabled roof with lower side-gabled wings that project forward. Symmetrical façade is dominated by four widely spaced, two-story Doric columns supporting broad pediment with low-pitched roof. Flat entrance surround has pilasters and broken pediment; front windows on this section of the house are generally 8/9 double-hung sash. Projecting front wings each have paired double-hung front windows and brickwork suggesting quoins. Noncontributing due to age.

Rear gable-roofed garage with brick exterior, also noncontributing due to age; wide asphalt driveway.

535 Lakeview Avenue

c. 1923

William H. Lausterer House, designed by Beck and Tinkham

Two-story Tudor Revival house of sophisticated design. Tall brick base around front and sides of building; above this exterior is predominantly troweled stucco. Steeply pitched, side-gabled roof with projecting front cross gable with bracketed overhang. Nested-gable entrance vestibule features round-arched front door, herringbone and grid-patterned brickwork, and wide clapboard siding in gable. Windows are generally casements and appear in groups. Slate roof.

Contributing jerkinhead-roofed garage with double-width garage door, pedestrian door, and slate roof; concrete driveway.

543 Lakeview Avenue

c. 1905

Designed by Carl C. Pederson

wo-story frame house with projecting center bay; pilasters at corners of front bay and at front and rear corners of house. One-story front porch has paired Tuscan columns and dentils at cornice. Front door has sidelights and semi-elliptical fanlight, and is flanked by two 1/1 windows. Second-story bay window directly above porch, above which the center bay terminates in a gable end with a half-round fanlight. First-floor windows to either side of center bay are 1/1 with sidelights, all set in surrounds with slender pilasters and flat hoods with band of delicate dentils; second-floor front windows are 15/1 double-hung sash. Two gabled dormers with 8/1 windows. Flat-roofed porch on south side. Band of dentils at cornice. Palladian windows in south gable end; two double-hung windows in north gable end. Asphalt driveway.

Built for Seneca Burchard, a wholesale grocer with Wilcox, Burchard and Company, this house is an elegant and highly intact example of its style.

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547 Lakeview Avenue

c. 1902

Two-story frame house with hipped roof, front and side cross gables, and hipped dormers. Full-width, partial wraparound front porch is partially enclosed; porch has paired slender wood columns, dentilled cornice, and hipped roof. Windows are generally 1/1 double-hung replacement windows (8/1 windows at rear sleeping porch, 6/1 in dormers and gables). Stone foundation under the house, rock-faced concrete block under porch; wood clapboard siding with wood shingle in gable ends; asphalt shingle roof. Gravel driveway.

551 Lakeview Avenue

c. 1865

Two-story vernacular frame house with gable-and-wing configuration. Shallow pent-roofed porch with square wood columns, concrete deck, and no rail spans front of wing. Fixed 16-pane first-floor front picture windows at both front and side wings; windows at side and at second-floor front are 6/6 double-hung replacement sash. Wide brick chimney on north side has decorative brickwork. Vinyl siding; low-pitched asphalt shingle roof. Modern low retaining wall along north side. Concrete driveway.

Based on comparison to the 1867 map of Jamestown, this may have been the house of Reuben and Anna (Price) Green, who were part of the extended Price family that owned much of the land along Lakeview Avenue in the second half of the nineteenth century.

603 Lakeview Avenue

c. 1912

Two-story Craftsman-style house with low-pitched hipped roof; front and side dormers with bracketed arched eaves. Recessed corner entry porch has square brick corner column, arched openings, and bracketed pent front and side overhangs. Projecting two-story bay on south side with first- and second-floor tripartite windows; south side also has a projecting one-story brick bay with segmentally arched double window and hipped metal roof. Off-center, asymmetrical front brick chimney. First floor is clad in brick; second floor has vinyl siding. Deeply overhanging eaves with brackets at corners. Some original windows; most are 1/1 double-hung replacement sash. Asphalt shingle roof.

One-story two-car garage with flat roof and vinyl siding at rear of lot; noncontributing due to age.

609 Lakeview Avenue

c. 1898

Two-story brick and stucco house with front-gabled roof. Cruciform plan with projecting cross gables; south cross-gable bay has cutaway corners and pendants. Full-width, pent-roofed front porch with metal posts and railing wraps cutaway south corner. Off-center wood front door. Above front door is a projecting second-story bay clad in stucco with half-timber detail. Windows generally 1/1 double-hung sash in varied sizes and shapes. Modillions at eaves; gables clad in stucco with half-timber detailing. Terraced lot; set of three concrete steps.

625 Lakeview Avenue: see 36 Euclid Avenue

633 Lakeview Avenue

c. 1914

Two-story Craftsman-style house. Full-width flat-roofed front porch has brick corner columns with deep modillions, wood rail with squat turned balusters, and concrete deck. Porch shelters off-center wood front door and a set of three 1/1 windows. Two pairs of 1/1 double hung front second-floor windows. Two-story hip-

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roofed projecting bay on north side; shed-roofed bay window on south side. First floor clad in gold brick, terminating at top and bottom with soldier row of bricks; second floor clad in wood shingles. Side-gabled roof with deeply overhanging eaves; broad front shed dormer with triple 8/1 windows. Post-and-chain fence along south property line.

Contributing one-story frame one-car garage with side-gabled roof and shed dormer; asphalt driveway.

637 Lakeview Avenue **c. 1920**

Two-story Tudor Revival-style house with asymmetrical front-gabled roof that flares at lower south eave. Paired casements at first and second-floor front. Open south porch sheltered beneath roof; gable-roofed second-floor balcony and dormer above side porch, both with modest half-timber detail. Windows are generally paired casements, some wood and some replacements, with brick lintels. Textured stucco exterior; asphalt shingle roof.

Contributing one-story two-car garage with stucco exterior and window in gable end; concrete ribbon driveway.

641 Lakeview Avenue **c. 1914**

Two-story frame Colonial Revival-style house. Off-center front entrance has paired Corinthian columns supporting arched hood; wood front door is flanked by sidelights. Next to front door is a bay window with 6/6 and 8/8 double-hung wood windows. Two second-floor front 8/1 replacement double-hung windows. Palladian dormer. Lower, recessed two-story side-gabled wing on north side; enclosed one-story side porch on south side. Aluminum siding; asphalt shingle roof.

Contributing one-story two-car gable-roofed garage with paired window in gable; asphalt driveway.

645 Lakeview Avenue **c. 1911**

Two-story frame Craftsman-style house. Nearly full-width front porch has squat, battered stone posts supporting low-pitched hipped roof with modillions and brackets at broadly overhanging eaves. Center entry vestibule with sidelights, flanked by triple windows. Triple second-floor front window flanked by 1/1 double-hung windows. Hipped roof with deeply overhanging, flared eaves and front gable-roofed dormer; eaves and brackets are wrapped in vinyl. Vinyl siding; asphalt shingle roof.

Contributing one-story hip-roofed frame garage; concrete driveway.

653 Lakeview Avenue **c. 1886**

Two-story frame house with front closed-gable roof and projecting cross-gable on south side. Off-center front door has sidelights and is sheltered by a metal awning supported by metal posts. Next to front door is a tripartite window. Second-floor front windows are 1/1 with right (north) window smaller than the others. Windows are generally 1/1 double-hung replacement sash with shouldered hoods. Asbestos shingle siding; asphalt shingle roof.

Contributing one-story gable-roofed garage with exposed rafter tails; garage has single wide garage door.

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657 Lakeview Avenue

c. 1912

Two-story frame house with gabled roof. Full-width front porch has shingled square posts with brackets and solid shingled rail. Off-center front door; next to front door is a set of three 6/1 double-hung windows. Two pairs of front second-floor 6/1 windows. Paired six-pane windows in closed gable. Pent-roofed bay window on south side. Front-gabled roof has flared eaves and exposed rafter tails; pent eave at base of gable. Brick and concrete foundation; wood shingle siding; asphalt shingle roof. Asphalt driveway.

663 Lakeview Avenue

1958

Designed by Harold E. Wagoner

The First United Methodist Church is a distinctive example of mid-twentieth-century modern religious architecture, reminiscent of the works of Eliel and Eero Saarinen. Viewed from the Lakeview Avenue side, it combines three flat-roofed masses that increase in height from south to north. The southernmost element is a broad one-story wing that features three sets of metal double doors flanked by smooth concrete posts and topped by a broad overhanging flat roof, which terminates at a porte-cochere over the driveway at the southeast corner. Above the entrance the roofline steps back and up with two flat-roofed clerestory-windowed projections. The sanctuary space, at center, has a slightly concave façade composed of smooth, square concrete columns with tall windows between them; the sanctuary widens to the rear in a series of steps aligning with the stepped roofline of the entry block. Finally, at the northeast corner is a broad tower faced in smooth concrete on its north and east sides, with taller stone walls on the south and west sides; the only windows are narrow vertical ribbons of windows at the junctures of stone and concrete surfaces. A one-story flat-roofed education wing extends to the west.

A massive oak tree on Buffalo Street, next to the sidewalk, is a notable landscape feature believed to date to about 1820. It was listed in New York State's now-defunct Historic Tree Registry, as an adjacent historical marker indicates.

This building was designed by Harold E. Wagoner, who was one of the most prominent American architects of religious buildings in the mid-twentieth century; based in Philadelphia, he was responsible for the design of churches throughout the United States. Although it was built later than most of the buildings on Lakeview Avenue, it contributes to the district due to its individual architectural significance.

Lake View Cemetery²

dedicated 1858

907 Lakeview Avenue

Lake View Cemetery, at the north end of the nominated district, is bounded on the west by North Main Street, on the east by Lakeview Avenue, on the south by Buffalo Street, and on the north by Marvin Parkway. The southern half of the cemetery, consisting of 37.5 acres acquired in 1858, contains 28 sections, named after trees and topographical features (Olivet, Forest, Falling Leaf, Lake View, Myrtle, Maple, Lake Bluff, Hemlock, Hawthorn, Hillside, Laurel Hill, Mountain Ash, Cypress, Cedar Wood, Lake Lawn, Willow, Hazelwood, Rolling Ridge, Evergreen, Prospect, Mount, Oakwood, Linwood, Walnut Hill, Chestnut Hill, Wildwood, Monument Hill, and Highland). North of this, an additional 30 acres, added between 1881 and 1894, is considered the newer section of the cemetery.

² Although the name of the street is now Lakeview Avenue, the cemetery retains the older spelling of Lake View.

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Within the “newer” section of Lake View Cemetery is the Old Catholic Cemetery, described in more detail below. This cemetery was established in 1860 and is located at the west edge of the cemetery near the intersection of West Oak Hill Road and North Main Street.

There are six vehicular entrances to the cemetery. The main entrance, at the southeast corner, features a curving wall of wrought iron, concrete, and brick posts that flank two vehicular-sized entrances. Two additional entrances are located on the south side. An entrance opposite Prendergast Street was added in the 1920s, and commemorates Robert Newland Marvin, a trustee and president of the Lakeview Cemetery Association from 1892 to 1909). This gate consists of a pair of posts with decorative iron fencing and gates. At the southeast corner, another gate was added in 1936 in honor of Frederick P. Hall; this gate has concrete posts and wrought-iron gates. An iron fence lines the property along Buffalo Street between the three sets of gates. On the west side, a set of wrought iron entry gates topped by finials is located opposite Oak Hill Road. These gates are believed to have been located on the east side near Clyde Avenue as an original main entrance to the cemetery. Two additional entrances in the newer section, one on the north side and one on the east side, contain modern metal gates. There are also two pedestrian entrances with simple gates on the east side. Iron fencing lines the south side of the cemetery; the other three sides are enclosed by modern chain-link fencing.

At the main entrance, to the northeast of the entry gates, is a one-story administration building built in 1925 and designed by Oliver R. Johnson. Executed in buff brick with a flat roof, the building has a symmetrical façade featuring a central entrance with a low stoop and pediment and projecting vestibule. The building also has a concrete foundation, multipane casement windows, and paneled parapet concealing the roof. The only other building in the cemetery is a mid-twentieth-century maintenance building/garage; this is constructed of buff brick and has four garage bays on its north side, a ribbon of windows on its east side, and a flat roof. Both buildings were constructed within the district’s period of significance and are contributing buildings.

Typical of a mid-nineteenth-century rural cemetery, Lake View Cemetery features hilly topography and curving, winding roads, including paved roads and dirt or grass paths. Many roads and paths are lined with mature trees that provide shade and picturesque views. There is a distinct change in the configuration of roads from the older south section laid out in 1858 to the newer sections added in the late 19th century, as is easily seen on a plan of the cemetery. Roads in the older section include both straight and curving alignments that reflect and accentuate the hillier topography and create a variety of section shapes and sizes. The road layout in the north half of the cemetery create generally larger sections compared to the older south half; these are identified by number rather than name. A straight diagonal road running northwest to southeast through the north part of the cemetery was originally Oak Hill Road, which allowed travelers heading south to Jamestown to bypass the toll booth on the plank road (now Main Street) and take the toll-free Lakeview Avenue instead. The road alignments in the north portion also create several circular and oval sections, as well as others of more amorphous shape.

Vegetation includes both evergreen and deciduous trees, as well as shrubbery and other plantings, intended to promote the appreciation of nature and the contemplation of eternal life. Generally the land rises to the east,

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gently up from North Main Street at the west, then more acutely to high points on the Forest, Olivet, and Oakwood sections.

Lake View Cemetery includes a variety of burial markers. Most are constructed of marble or limestone; sandstone, cast stone, and metal monuments can also be found. The setting of monuments in the natural landscape was intended to be spiritually uplifting. Classical styles are common. The most prominent of the monuments in the cemetery are the seven mausoleums situated in the Highland, Maple, and Cypress sections. The Reuben E. Fenten Mausoleum (1885) is situated in the Maple section. It is a stone structure in the Gothic Revival style, featuring battered walls, rusticated base, trefoil arched entrance, and a Celtic cross above the front gable end. The George Ahrens Mausoleum (1897) is a representation of a classical Greek temple, with fluted Doric columns in antis, a full pediment, a podium, and triglyphs in the frieze. It is situated in the Cypress section. Other mausoleums include the Humphrey, Preston, Sheldon, Abbot, and Bradshaw mausoleums, all of which feature classical motifs.

A majority of the burials in Lake View Cemetery took place in family plots, with a central monument bearing the family name, often in the form of an obelisk, surrounded by smaller stones marking individual burials. The Foote family plot is also fenced; this was the first family monument erected in the cemetery (1861) and includes burials ranging from c. 1850 to the 1920s. The "Mound" sections at the east end of both the newer and older sections are set aside for non-family plots purchased individually or for couples. A Potters Field section at the far northeast corner of the cemetery (believed to have been moved from the Mound area of the original cemetery) contains few markers. Two sections are set aside for infants, along the east side of the cemetery.

Several statues are found within the cemetery. One of the most significant is that of the Prendergast family (1882), in the Maple section, which features a robed woman on a tall base. A low flight of steps with flanking posts and urns leads to the monument. The Galloway statue is one of the most notable figurative monuments; this features a marble statue of a woman, carved in Florence, Italy, and has been enclosed in glass to protect it from the elements.

Specific sections of both the older and newer portions of the cemetery have been dedicated to veterans, including Monument Hill, at the center of the south section, which includes Civil and Spanish-American War veterans, and Soldiers' Circle, in the newer section, a circular arrangement of markers for soldiers who served in World Wars I and II.

Old Catholic Cemetery
North Main Street

dedicated 1860

The Old Catholic Cemetery, established in 1860, is located on the east side of North Main Street, and is surrounded on its north, east and south sides by the "newer" (added in the late nineteenth century) section of Lake View Cemetery. It is distinguished by its higher elevation, sitting atop a plateau, and is lined by trees on the south and north sides; otherwise the topography, burial markers, and vegetation are similar to the surrounding Lake View Cemetery. The only fence adjacent to the Old Catholic Cemetery is the chain-link perimeter fence of Lake View Cemetery, which runs along its west side. Outside (west of) this perimeter fence are two sets of concrete steps that once provided access to the cemetery, but there are now no openings in the

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fence to provide direct access to the Catholic cemetery from North Main Street. Markers in this area display a range of ages and styles, reflecting long use, and are generally oriented with the inscriptions facing west. Although surrounded by Lake View Cemetery, the Old Catholic Cemetery is still in separate ownership.

LAKEVIEW AVENUE – EAST SIDE (EVEN)

4 Lakeview Avenue

Vacant lot/community garden

Formerly the site of a Eastlake-style mansion that burned in 2010, this is now used as a community garden. It is not counted in the resource count.

12 Lakeview Avenue

c. 1886

Two-story, Italianate-style frame house. Two-story front bay; partially enclosed side porch on south side; recessed cross-hip wing extends to the north. Overhanging, low-pitched hipped roof with decorative brackets in the eaves. Windows are 1/1 double-hung sash with shouldered surrounds. Off-center front door with sidelights, sheltered by hipped hood supported by delicate metal posts (not original). Field stone foundation, wood clapboard siding, asphalt shingle roof. Terraced lot; set of six modern lumber steps at public sidewalk.

14 Lakeview Avenue

c. 1905

Two-story frame Colonial Revival-style house with side-gabled roof. Symmetrical, center-entrance façade. Front door features leaded-glass sidelights, segmentally arched, leaded-glass fanlight, and gabled open-pediment entry porch supported by paired Doric columns; entry porch has block modillions at eaves. Cornice of main roof also has block modillions. Windows are generally 8/1 or 6/1 double-hung replacement sash, with exterior surrounds intact; Palladian window in the north gable end. Wood clapboard siding; asphalt shingle roof. Terraced lot; set of six concrete steps with metal handrail. Concrete driveway.

18 Lakeview Avenue

1926

E.M. Farman House, A. Raymond Ellis, Architect

Two-story, side-gabled, brick Colonial Revival-style house. Symmetrical five-bay, center-entrance façade. Front door has leaded-glass sidelights and segmentally arched, leaded-glass fanlight, and is sheltered by a rounded entry porch with attenuated columns and pilasters with an iron railing atop flat roof. Bands of narrow dentils at cornices of entry porch and main roof. Two quarter-circle windows in each gable end. Windows otherwise generally 6/6 double-hung sash, wood at second floor and replacement windows at first. Terraced lot; set of four concrete steps with metal handrail. Asphalt driveway shared with No. 26.

Contributing one-story, side-gabled, two-bay brick garage with a metal roof.

This house was built for sisters Edith, Nell, and Mary Farman in 1926.

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26 Lakeview Avenue

c. 1922

Herman J. Paquin House, Beck & Tinkham, Architects

Two-story, side-gabled house with central front eyebrow dormer. Off-center entrance has arched entry porch supported by paired, attenuated columns. Bank of four double-hung windows at first floor front. Two-story, side-gabled wing on south side, recessed behind a chimney, has enclosed porch at first floor, featuring pilasters and paneled rail with tall windows between the pilasters; second-story room above the side porch may be a later addition. Windows generally 6/1 double-hung wood sash. Aluminum siding; asphalt shingle roof. Terraced lot; set of four brick steps.

Contributing one-story side-gabled frame garage.

30 Lakeview Avenue

c. 1881

Two-story frame house with steeply pitched, cross-gable roof. Full-width wraparound porch has concrete block foundation, plain square posts, and no rail. First-floor front bay window. One-story, side-gabled wing with bank of four tall windows extends to the south. Windows generally 1/1 double-hung replacement windows; paired muntinless casement window at second-floor front above bay window. Arched window/vent in front gable. Wood shingle siding; asphalt shingle roof. Terraced lot; set of four concrete steps.

This house was occupied at the turn of the century by Lewis C. Jagger of the Morgan Manufacturing Company, Jamestown table manufacturers.

34 Lakeview Avenue

c. 1895

Two-story frame house; Queen Anne-style features include its complicated footprint and roofline, projecting bays, and cutaway corners. Projecting front bay has wraparound porch supported by slender square columns with no rail, brackets at cutaway corners, and closed-gable roof with inset double window featuring decorative muntin pattern. Asymmetrical cross-gable wings to north and south. Windows generally 1/1 double-hung sash in varied sizes. Wood clapboard siding, with octagon-patterned wood shingles in gables; asphalt shingle roof. Terraced yard; set of four concrete steps.

For many years around the turn of the century, this house was occupied by James Weeks, who was Jamestown's mayor in 1906. The house is currently used as a two-family residence.

38 Lakeview Avenue

c. 1899

Two-story frame house with cross-gable roof. Front entrance is at front of north wing, sheltered by pent-roofed entry porch inset into L. Windows feature molded, shouldered wood surrounds with incised Eastlake-style ornament at lintels. Windows are a combination of 1/1 double-hung sash and wood fixed or casement windows without muntins. Rock-faced, coursed stone foundation; vinyl siding; asphalt shingle roof. Vinyl siding appears to conceal details, with the exception of exposed window surrounds. Terraced yard; set of three concrete steps. Asphalt driveway.

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44 Lakeview Avenue

c. 1881

Two-story frame house with cross-gabled roof. Full-width front porch with square columns and wood balustrade. Two-story bay on the south side; diminutive turret with pyramidal roof at northwest corner. Windows generally nine-over-one double-hung sash, some with pedimented crowns. Vinyl siding; asphalt shingle roof. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with a flat roof and brackets at eaves; asphalt driveway.

52 Lakeview Avenue

c. 1870

This architecturally sophisticated, two-and-one-half-story, cross-gabled frame house combines the plan and massing of an Italianate villa, closely resembling Design VI in A.J. Downing's book *Cottage Residences* (1842) with Eastlake woodwork details likely added later. Full-width front porch has slender paired square columns with elaborate pierced brackets and spindlework (balustrade is missing). Front tower features bands of delicate trim, bracketed eaves, and pyramidal roof. Two-story bay on south side. Double-hung windows in varied configurations. Wood shiplap siding; asphalt shingle roof. Terraced yard; two sets of four concrete steps, one with iron rail.

For a time, this house was occupied by Charles E. Weeks, appointed Postmaster of Jamestown by President Grover Cleveland. Weeks's son was mayor of Jamestown and lived at 34 Lakeview Avenue. At the turn of the century, this house was occupied by Newton Crissey, president of the Farmers and Mechanics Bank at 215 Main Street.

54 Lakeview Avenue

c. 1884

Two-story frame house with cross-gable roof. Full-width wraparound front porch has wood rail with widely spaced square balusters and square wood columns. Front and side gables have decorative bargeboard with repeating cut-out cruciform motif; fascia board at eaves has decorative scalloped pattern. Pendants at eaves and at gable peak. Shouldered window surrounds with pedimented crowns and incised Eastlake ornament at lintels; windows generally 1/1 double-hung sash in various sizes, and occur singly, in pairs, and in groups of four. Gable-roofed, two-story rear wing has side entry porch; rear wing window surrounds match those of front portion of house, but rear wing does not have decorative fascia board. Stone foundation; wood clapboard siding; asphalt shingle roof. Terraced yard; set of five concrete steps with modern metal handrail on west side, set of three concrete steps without handrail on north side.

This house was built for attorney J. Delevan Curtiss, who was one of several who purchased lots on this block from Mrs. Mary Crosby in the early 1880s.

100 Lakeview Avenue

1978

Noncontributing due to age

On this property are two identical three-story apartment buildings, one facing Lakeview Avenue and the other facing Liberty Street, with a paved parking area between the two. Each building is two stories above a raised brick base; at upper two stories, two-story mansard-like tapered shingled walls alternate with flat window and balcony bays. Projecting window bay above center entrance. Two-story balconies with iron posts and railings;

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each balcony accessed by sliding glass doors. Terraced yard; set of eleven concrete steps with metal handrail. This building was constructed outside the period of significance of the district and is noncontributing due to age and incompatible architectural character.

This was the site of the substantial brick house of Noah W. Gokey, owner of N.W. Gokey & Sons, built in 1886.

114 Lakeview Avenue **c. 1885**

Two-story frame house with steeply pitched, cross-gable roof with flared eaves. Two entry porches, one to either side of front-gabled section; each porch has wood rail with wide balusters, square posts, and hipped roof. Two-story bay window projects from gable end of south wing. Windows are generally 1/1 double-hung replacement sash and occur singly and in pairs. Rear gable-roofed wing. Clapboard siding at first floor with wood shingle siding above. Terraced yard; set of five concrete steps with modern handrail. Asphalt driveway.

At the turn of the century, this house was occupied by William Gokey, son of Noah Gokey who lived in the house next door. The 1993 survey indicated this house had bracketed eaves; brackets have since been removed.

118 Lakeview Avenue **c. 1906**

Two-story, front-gabled frame house. Unusual full-width porch has paired wood columns, combined with brick posts on a solid brick balustrade. Deeply overhanging eaves with exposed rafter tails. Double-hung wood windows in unusual 5/1 configuration; upper sash has three small panes above two larger panes. Exterior is brick at the first floor with wood shingle siding above; asphalt shingle roof. Terraced yard; set of with four concrete steps with metal handrail.

Contributing frame garage, not readily visible at rear of property; concrete driveway.

120 Lakeview Avenue **c. 1885**

Two-story frame house with cross-gable roof. Side porch inset at juncture of front and south wings has solid sided rail with slender turned posts and decorative brackets. Cutaway corners with king-post brackets and acorn pendants. Windows generally 1/1 double-hung wood sash; these appear singly, in pairs, and in groups of three. Rock-faced stone foundation; vinyl siding; vinyl-wrapped eaves; asphalt shingle roof. Terraced yard; set of four modern concrete steps with metal handrail.

Contributing one-story frame garage with gable roof; asphalt driveway shared with No. 130.

At the turn of the century, this house was occupied by Edwin A. Brooks of the Brooks News Company in Jamestown.

130 Lakeview Avenue **c. 1900**

Two-story frame house; gable-on-hip roof with cross gables; complex roofline and footprint are hallmarks of the Queen Anne style. Partial-width front porch has wood railing and square columns supporting pent roof. Cutaway front north corner at first story has sunburst-motif brackets with corner drop; a different half-round

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sunburst ornament occurs at front and south gable peaks. Two-story bay window at gable end of south cross-gable wing. Windows are generally 1/1 double-hung sash or undivided fixed windows. Asbestos shingle siding, with octagonal patterned wood shingles at upper gable; asphalt shingle roof. Terraced yard; set of three concrete steps at public sidewalk.

At the turn of the twentieth century, this house was occupied by David E. Merrill of the W.T. Falconer Manufacturing Company, The Empire Washer Company, and The American Manufacturing Concern.

134 Lakeview Avenue

c. 1890

This two-story frame house on a corner lot is an outstanding and highly intact example of the Queen Anne style; it is notable for its complex form and richly detailed, varied surface textures and patterns. It features a complex roofline with intersecting hipped and gabled sections, wood shingles in varied patterns, leaded windows, projecting bays, decorative brick and tile work, half-timbering, and cutaway corners. Partial-width front porch has solid shingled rail, wood stair rail with turned balusters, decorated square posts, spindlework, and brackets. Open second-floor porch has wood rail with turned balusters, square posts, and bulls-eye ornament at top of posts. Front closed-gable dormer has two 16/1 double-hung wood windows, flanked by decorative panels featuring quarter-round sunburst motifs. Slightly terraced yard; set of three concrete steps.

Contributing frame gambrel-roofed garage, connected to the house by a wooden, openwork screen.

At the turn of the century, the house was occupied by William Falconer, of the W.T. Falconer Manufacturing Company, The Empire Washer Company, and The American Manufacturing Concern.

7 Falconer Street

c. 1925

Formerly 204-206 Lakeview Avenue

The Sheldon House, Oliver Johnson, Architect

The Sheldon house, located at the northeast corner of Falconer Street and Lakeview Avenue and oriented to Lakeview Avenue, was designed by architect Oliver Johnson and displays Renaissance and Mediterranean stylistic influences. Hip-roofed, two-story, brick house, with a symmetrical front façade and side wings. The house has casement windows of various sizes and configurations, including some round-arched windows and French doors, a tile roof, and rear additions. Porte-cochere on north side with round-arched opening; one-story flat-roofed wing on south side with round-arched windows/French doors. The house is difficult to see due to the proliferation of vegetation at the property line and along the front of the house. Two square brick piers at driveway entrance; there is also a historic concrete hitching post in the apron between sidewalk and street on the Lakeview Avenue side. Set of five stone steps with stone cheek walls on the Falconer Street side.

Property includes a modern brick garage (noncontributing due to age) and contributing two-story brick carriage house, converted to contemporary use.

Col. A. A. Price, a builder/carpenter who was part of the extensive Price family that owned much of the land along Lakeview Avenue in the nineteenth century, lived at this site; maps show his house had a footprint very similar in shape and orientation to that of the present building, indicating the earlier building may to some

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extent be incorporated into the present house. The house was donated to the city of Jamestown in 1977 by Julia Sheldon Livengood, who inherited the house from her mother, Isabelle M. Sheldon, and who was active in the social concerns of Jamestown. The elegant interior includes extensive marble and woodwork.

212 Lakeview Avenue

c. 1895

This two-and-one-half-story residence on a stone foundation has a hipped roof with lower cross gables. Projecting front gable-roofed bay has cutaway corners with decorative brackets and drop pendants. Entry porch to the right (south) of front projecting bay has wood rail, slender wood post, and pent roof. Enclosed one-story porch along north side, behind which the second floor of another projecting cross-gable bay with cutaway corners is visible, with brackets and drop pendants matching front bay. Two-story rear gable-roofed wing with open porch along its north side. Windows generally 1/1 double-hung sash and appear to be wood sash with storm windows. Stone foundation; vinyl siding; metal roof. Terraced yard with set of two concrete steps at public sidewalk.

The property includes a noncontributing garage consisting of a 1 ½-story gambrel-roofed section to the south with a modern one-story, flat-roofed section extending north, with pent-roofed overhangs; gambrel-roofed section may be historic but is virtually concealed by more modern flat-roofed section. Asphalt driveway.

At the turn of the century, the house was occupied by John Cadwell, superintendent of the Cadwell Cabinet Company.

300 Lakeview Avenue

c. 1976

Noncontributing due to age

Three-story apartment building (two full stories above a raised brick base); at upper two stories, two-story mansard-like tapered shingled walls alternate with flat window and balcony bays. Two-story balconies with iron posts and railings; each balcony accessed by sliding glass doors. Nearly identical to the apartment buildings at 100 Lakeview Avenue. Terraced yard; set of six concrete steps with metal handrail. This building was constructed outside the period of significance of the district and is noncontributing due to age and incompatible architectural character.

402 Lakeview Avenue

1893

Two-story frame house with front-gabled roof; slightly projecting, lower cross-gables on north and south sides. Off-center front entrance in left (north) bay, above which are second-floor French doors and a shallow balcony with modern metal rail. Two-story front bay window to the right (south) of front door. Gables have patterned shingles and recessed double windows with decorative muntin patterns; bracketed eaves below front gable. Windows are generally 1/1 double-hung wood sash; some sash are missing and the openings infilled with boards. Stone foundation; wood clapboard siding; asphalt shingle roof. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with two bays and a hipped roof; asphalt driveway.

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406 Lakeview Avenue

c. 1865; moved in 1879 and 1893

One-and one-half story vernacular farmhouse with gable-and-wing configuration. Low-pitched front-gabled roof with cross-gable wing extending to the south. Two-story, Colonial Revival porch spans the front of the south wing. Enclosed Colonial Revival entry vestibule with pilasters, tall entablature, and parapet railing is set located at the intersection of the front and side wings sheltered by the porch. Triple window at front of front-gabled section, consisting of one 6/1 flanked by two 4/1 windows; two second-floor front 6/1 double-hung wood windows. Stone foundation; wood clapboard siding; asphalt shingle roof. Slightly terraced yard; set of two concrete steps with metal handrail. Gravel driveway shared with No. 410.

This was the home of Mary A. Butler and stood slightly farther south. Mrs. Butler had the house moved north in 1879 to accommodate the extension of Kent (now Van Buren) Street to the east and subdivision of her land along the new street. She had it moved to its present site in 1893 when she had the house at 402 Lakeview Avenue built.

410 Lakeview Avenue

c. 1862

One-and one-half story vernacular farmhouse with gable-and-wing configuration. Low-pitched front-gabled roof with cross-gable wing extending to the south. Entry porch at intersection of front and side wings has slender square posts and flat roof. Front door surround has two fluted pilasters and plain entablature. Windows generally 2/2 double-hung wood sash. Terraced yard; set of two concrete steps.

The property includes a contributing, two-story frame barn set far back on the property.

416 Lakeview Avenue

c. 1908

Two-story frame house with side-gabled roof. Symmetrical, three-bay primary façade is spanned by a full-width, pent-roofed front porch with squat Tuscan columns and no rail. Center entrance is recessed with sidelights. First-floor front windows are 8/8 double-hung sash; second-floor has 6/6 double-hung sash; all appear original and some have wood storm windows. Wood shingle siding; asphalt shingle roof. Terraced yard; set of three concrete steps.

Contributing one-story, one-bay gable-roofed garage oriented toward Price Street; concrete driveway.

502 Lakeview Avenue

1905

L.F. Cornell House, designed by Carl C. Pederson

Two-story house; an outstanding example of the Beaux-Arts style and one of the few representations of this style in Jamestown. Symmetrical, three-bay façade has two-story, fluted Corinthian pilasters at corners and flanking center entrance. Entrance sheltered by flat-roofed, one-bay porch; porch has Corinthian columns and a band of dentils at the cornice. Wood front door flanked by sidelights, with arched transom above. First-floor front windows are 1/1 double-hung sash flanked by narrower 1/1 sash, all in single surround with swag motif in hoods and corner brackets. Second-floor front windows have shouldered moldings; central pair of 9/1 windows in single surround with one 12/1 window to either side. Cornice has band of dentils and bracketed eaves (some cornice detail was being removed as this nomination was underway). Front pedimented dormer sits within an arched broken pediment. One-story open porch on south side, wrapping around southeast corner, has

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Corinthian columns and no rail. Two pedimented dormers on north and south sides. Deck-on-hip roof with balustrade. Rock-faced stone foundation; wood clapboard walls; asphalt shingle roof. Terraced yard; set of five concrete steps on Lakeview Avenue side with slightly flared cheek walls and low concrete posts. Set of two steps on Price Street side.

Contributing one-story, one-car frame garage with corner pilasters, closed-gable roof, and round window in gable; concrete driveway in teardrop-shaped loop.

508 Lakeview Avenue c. 1910

Two-story frame house with side-gabled roof. Partially enclosed, full-width front porch has squat round columns and pent roof. Two second-floor front 8/1 double-hung windows with smaller paired casement window between them. Central front double-gable dormer contains two 8/1 double-hung windows. Bay window on south side. Ribbon-coursed wood shingle siding; asphalt shingle roof. Terraced yard; two sets of concrete steps, five steps each. Asphalt driveway.

518 Lakeview Avenue c. 1926

Two-story, frame residence; formal, symmetrical Colonial Revival façade. Full-width, two-story front porch with Doric columns. Center entrance has sidelights and a transom, above which is a central second-floor tripartite window. Hipped roof with block modillions at cornice. Front windows generally 9/9 double-hung sash. Wood clapboard siding; asphalt shingle roof. Terraced yard; set of six concrete steps.

Contributing one-story, gable-roofed frame garage; concrete driveway.

524 Lakeview Avenue c. 1928

Charles F. Reilley House, Beck and Tinkham, Architects

This Tudor Revival-style house, two stories plus tall attic, has a steeply-pitched, cross gable roof, extending to low eaves. Nested gables at front and side; cross-gable attached garage wing extends to rear (east). Casement windows occur singly, in pairs and in groups of three. Stucco walls with wood half-timbering and stonework. This house is difficult to see behind thick shrubbery at front property line. House sits on a double lot with gardens extending north; recently installed low stone wall, plantings, and iron fence extend across west property line, terminating in low stone pier that may be of the same age as the house.

532 Lakeview Avenue c. 1895

Samuel J. Sample House

Two-story frame house with gable-on-hip roof and lower front and side cross-gables. Full-width, one-story front porch has tapered square columns supporting flat roof. Double front door; secondary front entrance is located at front of north cross-gable sheltered by pent-roofed hood. Windows in variety of sizes and types, including tall first-floor windows, second floor front tripartite window, and 1/1 double-hung; most appear to be replacement sash. Vinyl siding; asphalt shingle roof. The 1993 survey refers to patterned shingles, tongue-and-groove banding, and ornamental woodwork; all of this detail was subsequently likely covered. Terraced yard; two sets of concrete steps, three steps each.

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The property includes a contributing one-and-one-half story frame carriage house, now a garage, with single overhead rolling garage door, hay door, and double window in gable; asphalt and concrete driveway.

540 Lakeview Avenue

c. 1916; alterations c. 1920

Waters C. Davis House, Johnson and Ford, Architects, Alterations by Beck and Tinkham, c. 1920

The two-and-one-half-story house has an unusual complicated roof line with a main side gable and jerkinhead front and side cross gables (two front cross-gables, one on south side). Main entrance in projecting nested-gable vestibule; arched doorway surrounded by stonework. Pent-roofed overhang spans primary façade above first story. Sun porch on south side has tall windows in arched openings; second-floor room above porch has jerkinhead roof with flared overhang over three paired casement windows. Windows are generally casements and occur as single windows, in pairs, and in groups of four. Stucco exterior with stonework at first floor; clapboard in gable ends; asphalt shingle roof. Terraced yard; at the front property line along the sidewalk is a fieldstone wall with an integral set of seven stone steps. Stonework of wall matches that of the main house.

Contributing two-bay, hip-roofed garage at the rear; asphalt driveway.

This was built in 1916-17 for Alfred Davis, a local furniture manufacturer, and significantly expanded in 1920. It remained in the Davis family until 1953 when Chautauqua County Judge Rollin A. Fancher purchased it.

544 Lakeview Avenue

c. 1908

Two-story frame house with side-gambrel roof; front flared roof overhang with bracketed eaves. Full-width front porch with unpainted wood rail and square columns supporting flat roof; ramp with deck-style railing winds from side of porch to the sidewalk. Off-center front-door flanked by leaded-glass sidelights; tripartite window to the left (north) and corner picture window to the right (south). Second-floor front features rounded turret with conical roof at right (south), and bay window at left (north) with eyebrow dormer above. Oval leaded-glass window at front second-floor center. Oriel on north side next to a 12/1 window with scrolled pediment hood; window in north gambrel peak has eyebrow hood. Enclosed side entrance porch on south side. Windows in varied sizes, types and configurations; most appear to be original. Aluminum siding at first floor; wood shingles above; asphalt shingle roof. Triangular lot with side yard north of house extending to Newton Avenue. At the property line along the sidewalk on both the Lakeview Avenue and Winsor Street sides is a contributing stone retaining wall characterized by a distinctive pattern of randomly coursed ledgerrock interspersed with larger fieldstones; stone coping.

55 Newton Avenue (northeast corner of Lakeview Ave. and Newton Ave.), c. 1953

One-story ranch house with low-pitched, side-gabled roof. Triple window and wide picture window face Lakeview Avenue; attached gable-roofed garage facing Newton Avenue connects to the house by an enclosed breezeway spanned by a porch with iron posts and rail.

610 Lakeview Avenue

c. 1954

One-story Minimal Traditional house with low-pitched cross-gable roof. One-car attached garage. Corner entry porch set under overhang of front cross-gable. Double-hung and casement windows. Aluminum siding; asphalt shingle roof.

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624 Lakeview Avenue

c. 1958

One-story ranch house; gable roof with one-bay cross-gable. Shallow front porch beneath overhang of gable roof; broad multipane picture window and simple front door. Bay window in cross-gable. Attached garage faces Euclid Street. Clapboard and board-and-batten style siding; asphalt shingle roof.

630 Lakeview Avenue

c. 1906

Two-story house with painted brick exterior and hipped roof. Full-width, flat-roofed front porch has metal rail and square wood columns. Two front second-floor pairs of 1/1 double-hung windows. Front and side gable-roofed, shingled dormers; front dormer has round-arched window and swans-neck pediment with ball finial. Two-story projecting polygonal bay on north side. Terraced yard; set of four concrete steps.

Contributing one-story frame garage with hipped roof; concrete driveway.

634 Lakeview Avenue

c. 1900

Two-story frame house with Queen Anne character. Steeply pitched, side-gabled roof with front cross-gable. Partial-width front porch is sheltered by front roof overhang, and has wood rail and square wood columns. Gabled dormer above front porch. Two-story bay window in front cross-gable. First-floor bay window on north side. Band of wave-patterned shingles below second-floor windows; patterned shingles in gables and dormer. Windows generally 1/1 double-hung wood sash. Clapboard siding with patterned shingle accents; asphalt shingle roof. Terraced yard; set of five concrete steps at front, four concrete steps oriented to back door on north side, both with metal pipe handrails.

Shortly after construction, this house was occupied by William H. Bentley, general manager of the Straight Manufacturing Company, manufactures of bicycle parts on East Second Street in Jamestown.

700 Lakeview Avenue

c. 1915

Two-story frame house with Free Classic character. Full-width front porch has Doric columns, wood rail with turned balusters, and flat roof. Wood front door with sidelights; no other first-floor front openings. Two pairs of narrow second-floor front double-hung windows partially concealed by awnings. Hipped roof with lower front and side cross gables; hipped front dormer with paired double-hung windows with decorative upper sash. First floor clad in narrow clapboards, with wood shingles above; asphalt shingle roof. Terraced yard; two sets of five concrete steps, one at front and one at south side (these appear new, but closely match older concrete steps in neighborhood). Asphalt driveway on Chestnut Street side.

702 Lakeview Avenue

c. 1910

Two-story frame house with Free Classic character, similar to 700 Lakeview Avenue. Full-width front porch has wood rail with slender, paired Doric posts supporting flat roof. Wood front door with sidelights; front tripartite window to left (north) of door and double-hung window to the south (right). Two second-floor front double-hung windows, each with decorative upper muntin patterns. Hipped roof with lower front and side cross gables; south two-story cross-gable projecting bay. Hipped front dormer with paired 6/1 double-hung

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windows. Vinyl siding with synthetic shingles in gable; asphalt shingle roof. Terraced yard; modern brick retaining wall. Set of five concrete steps with metal handrail.

706 Lakeview Avenue **c. 1910**

Two-story frame house with Free Classic character. Full-width front porch has slender, paired Doric columns, no rail, and flat roof. Porch shelters entry vestibule with door flanked by leaded-glass sidelights. Triple window to right (south) of door; tall window to left (west) of door with leaded-glass transom. Two second-floor front 1/1 double-hung windows. Hipped roof with cross gables; gable-roofed front dormer with paired windows, each with diamond-paned upper sash. Bay window on north side; enclosed porch on south side. Terraced yard; set of five concrete steps with metal handrail.

A contributing one-story frame garage with gable roof and clapboard siding behind the house is accessed from a shared driveway between 2 and 14 Spruce Street.

800 Lakeview Avenue **c. 1910**

Two-story frame house with American Foursquare form. Front door is centered and flanked by sidelights, sheltered by one-bay entry porch with tapered square columns and gabled roof. Bay window to the left (north). Two second-floor front 1/1 double-hung windows. Hipped roof with projecting cross-gable bay on south side; gabled dormer with three 9/1 double-hung windows at front. Rock-faced concrete-block foundation; clapboard siding at first floor with wood shingle siding above; asphalt shingle roof. Terraced yard; set of five concrete steps at front (these appear new) and three steps at side.

Contributing one-story frame two-car garage with two overhead rolling garage doors, pent-roof overhang, and flat roof; concrete driveway.

802 Lakeview Avenue **c. 1912**

One-story frame bungalow with nearly full-width, hip-roofed enclosed front porch. Central entrance with three windows to either side. Hipped roof with exposed rafter tails; prominent hip-roofed front dormer, also with exposed rafter tails; similar side dormers. Rock-faced concrete block foundation; wood shingle siding; asphalt shingle roof. Terraced yard; set of five concrete steps.

Contributing one-story frame one-car garage with hipped roof; asphalt driveway.

904 Lakeview Avenue **c.1926**

Designed by Raymond A. Freeburg

Picturesque two-story house on corner lot. Gabled roof, with gable end facing Buffalo Street (south) and lower cross-gable wing facing Lakeview Avenue. Arcaded entry porch at southwest corner sheltered beneath elongated slope of primary gable roof; porch has arched openings and metal rail. Windows are generally wood casements and occur singly and in groups, some in arched openings. Bay window facing Buffalo Street with four 12-pane casement windows; arched double casement window above bay window, with arched window/vent in gable. Gable end on west (Lakeview Avenue) side has first-floor triple window with paired casements at center flanked by single casement windows to either side; second-floor double-hung window with

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arched upper sash. Twin gable-roofed dormers over porch on west side. Stucco exterior with troweled finish and half-timber accents; asphalt shingle roof. Terraced yard. Curved set of five concrete steps. Simple metal fence.

Contributing one-story gable-roofed garage with two overhead rolling garage doors and gable roof; concrete driveway.

EAST SIXTH STREET – SOUTH SIDE (EVEN)

500 East Sixth Street

c. 1890

Two-story frame Queen Anne-style house with Stick and Eastlake influences. Steeply pitched hipped roof with lower cross gables. Asymmetrical footprint and massing, typical of the Queen Anne style, with projecting cross-gable sections creating an irregular floor plan. Wraparound front porch has an unusual balustrade with arched inserts between the balusters. Porch features Eastlake-style turned posts, curved brackets, and a spindlework frieze with quatrefoils above. Entrance to porch is angled similar to the angled, cross-gabled bay on the second floor. Both the porch gable and the gable of the bay above have finely crafted, wood sunburst patterns. A variety of wall cladding materials are used to add texture including: a wide band of tongue and groove boards with applied vertical battens (above foundation); clapboards; fishscale shingles (between first and second floors); sawtooth shingles (in cross-gable ends); and stickwork around the windows. The 1/1, double-hung wood windows have panels above of tongue and groove boards. The front doors are wood paneled with leaded glass and a transom.

Contributing frame garage with front-gabled roof; asphalt parking area east and south of house.

LIBERTY STREET – WEST SIDE (ODD)

25 Liberty Street

c. 1915

Two-story frame house with side-gabled roof. Center entrance sheltered by entry porch with paired Doric columns. First-floor picture window (not original) to either side of front entrance. Stone foundation; clapboard siding with two-story corner pilasters; asphalt shingle roof. Porte-cochere with classical columns and arched pediment over driveway extends west from rear of house to connect to one-story hip-roofed garage/outbuilding. Two concrete driveways.

37 Liberty Street

c. 1928

Two-story house with brick exterior on raised stone base; side-gabled roof. Three-bay, center-entry façade. Center entrance in slightly projecting gable-roofed vestibule that frames arched opening; cast-stone columns flank front door, which is topped by a blind fanlight. First-floor front Palladian windows set in arched openings with keystones and corner blocks. Triple center second-floor center window, with paired casements to either side. Shed-roofed side entry porch, partially enclosed, on north side, with arched opening.

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Contributing one-story side-gabled garage with brick front; concrete driveway.

43 Liberty Street

c. 1945-50

One-story frame house; side-gabled roof with front cross-gable above entrance and integral one-car garage. Slightly projecting entry vestibule with gabled roof, nested in cross-gable. Paired 1/1 double-hung replacement sash to right (north) of front entrance. Shed-roofed dormer. Vinyl siding; entry vestibule clad in brick with formstone door surround; vinyl fishscale shingle in cross gable. Asphalt driveway.

47 Liberty Street

1849-50, moved to present site c. 1907

Crosby House

Two-story Greek Revival-style house with low-pitched front-gabled roof. Three-bay façade with off-center front entrance in right (north) bay; front door is slightly recessed. Outer door surround has engaged fluted Doric columns and tall, flat entablature with dentils; within recess, inner door surround has slender pilasters, narrow dentilled entablature, and flat transom. First-floor windows are tall 6/6 double-hung sash with aprons; second-floor windows are 6/6 double-hung replacement sash. Closed gable with round leaded-glass attic window; dentils at cornice. One-story flat-roofed enclosed porch wing to south. Brick retaining wall along front property line. This was the farmhouse of the Crosby family, major landholders in the mid-nineteenth century. One of the oldest buildings in Jamestown, it was designed by local architect Oliver P. Smith. It was originally located farther west and oriented to the south; moved to present site circa 1907. Elevated site with brick retaining wall and steps.

Contributing one-story frame garage, not easily visible at rear of property.

LIBERTY STREET –EAST SIDE (EVEN)

28 Liberty Street

c. 1925

Two-story house with brick exterior and hipped roof. Three-bay, center entrance configuration. Entrance is in arched opening set in slightly projecting, tall vestibule with flat roof topped by low iron balustrade. Paired 6/1 double-hung replacement sash to either side of entrance, each with arched brick trim suggesting taller opening with blind tympanum. Paired one-lite casement windows at second-floor front, with two 6-lite casements at center above entrance. Bands of decorative soldier and stringer-course brick form flat cornice. Tall one-story side wing on south side with flat roof. Tan brick exterior; clay tile roof.

Contributing one-story garage with brick exterior and hipped tile roof matching materials of house; concrete driveway.

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EAST EIGHTH STREET - NORTH SIDE (ODD)

225 East Eighth Street

c. 1897

Two-story frame house; complex footprint and roofline with hipped roof and front and side cross-gables. House is nearly concealed from view by substantial shrubs on the south side. Characteristic Queen Anne features include complicated wall surfaces with multiple projections including southwest corner bay that is curved at first floor and squared above with flared base, projecting curved bay window on west side behind corner bay, projecting west bay with cutaway corners, and oriel on east side. Other decorative features include deep decorative modillions at some eaves, gable-roofed dormer with curved cutaway corners and decorative shingles, and multiple window shapes and sizes including oval, half-round, and round windows. Partial-width front porch has stone piers supporting clustered round columns. Stone foundation, clapboard siding with decorative shingles in gables, asphalt shingle roof.

From the mid-1880s until his death in 1922, Henry C. Price, a carpenter and real estate dealer, who was one of the children of Addison C. Price (see Section 8), lived at this address. An 1897 newspaper item indicated the Prices' former house on the lot was removed that year "preparatory to the building of a fine new house."

301 East Eighth Street

built or remodeled circa 1920

Two-story house with cross-gabled roof and Tudor Revival decorative features. Entrance is at southeast corner of the house via corner porch set into the L created by two cross gables. Left of the porch is a shallow bay window containing four fixed windows each with a transom. An open porch at the southwest corner of the house sits atop a below-grade garage, accessed via a concrete driveway. Windows are generally 1/1 and 6/1 double-hung replacement sash that usually occur in pairs and groups of three. Half timbering at second floor and in gables and dormers is the main Tudor Revival feature.

A house appears on this site on the 1867 map of Jamestown but not on the 1854 map. A change in the footprint between the 1903 and 1930 Sanborn maps suggests it may have been rebuilt or remodeled during that time, likely in the 1920s as suggested by the Tudor Revival style; the current massing and rooflines could relate to an earlier construction date. Builder Adam Ports lived at this address in the late nineteenth century.

FALCONER STREET – NORTH SIDE (ODD)

7 Falconer Street: listed under Lakeview Avenue, east side

STRONG STREET - SOUTH SIDE (EVEN)

18 Strong Street

c. 1894

Two-story frame house, gable-and-wing configuration. Two-story front-gabled section has three-bay arrangement; off-center front door with sidelights. Roofline of this section is has a low pitch characteristic of the Greek Revival style; shallow eaves with slender returns. Evenly spaced front windows are 1/1; half-round

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attic window. Shallow porch that shelters front door extends partway across front of one-story side wing, with continuous roof; porch has tapered square columns and low rail with square balusters. Clapboard siding; asphalt shingle roof. Elevated lot with concrete retaining wall and set of five steps along the sidewalk.

The massing and proportions of this house suggest the Greek Revival style and a mid-nineteenth century construction date; it does not appear on early maps or in city directories until 1895-96, when it was the home of Mathias Holmes, a Danish-born owner of an awning factory, and his family.

20 Strong Street

c. 1894

Two-story frame house with gable-on-hip roof. Lot is at the corner of Lakeview Avenue and Strong Street; house is at the west end of the lot and oriented north to Strong Street. Half-width front porch has shed roof, solid sided rail, arched spandrel, and plain square wood posts. Porch shelters two front doors. Left (east) of front porch is a projecting bay with pyramidal roof; bay has single-lite front window and one 1/1 window on each angled side. Front of bay at second floor has no windows. Slightly projecting cross-gable bays on east and west sides. Stone foundation; vinyl siding (first floor) and aluminum siding (second floor); asphalt shingle roof.

This appears to be the "elegant residence" built by "Mrs. Alexander" in 1894. It may have later had a Lakeview Avenue address, as 20 East Ninth (Strong) Street disappeared from city directories in 1898, at which point 135 Lakeview Avenue, the last house before Strong Street, was first listed, occupied by Allen Falconer, a furniture manufacturer and brother of William Falconer (134 Lakeview Avenue).

STRONG STREET – NORTH SIDE (ODD)

19 Strong Street

c. 1891

Mahoney Bros., Builders

Two-story brick house; cruciform plan with cross-gable roof. Front-gabled section has corner cutaways with decorative brackets at eaves. Hip-roofed entry porch at southeast corner where cross-gabled wing extends to east. Windows have stone sills and shouldered stone lintels. Although missing an original front porch, house has otherwise good integrity. Windows generally 1/1 double-hung wood sash. Rock-faced stone foundation; brick walls with decorative wood shingles in gables; asphalt shingle roof.

CROSSMAN STREET – SOUTH SIDE (EVEN)

310 Crossman Street

c. 1894

Two-story frame house with front-gabled roof. Half-width front porch with round columns and square balusters; porch columns support a tall, complex stepped entablature that includes a central cartouche bearing the house number, flanked by floral ornamentation; to either side of this central section are slender low-relief swags. Porch roof is a steeply pitched front-facing gable, the right (west) slope of which is continuous with main roof; gable is clad in decorative square and fishtail shingles and containing a bank of three 6/1 double-

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hung windows. Porch shelters front door, set at an angle, and one window. Left of the porch are two tall 1/1 double-hung front windows. Windows elsewhere occur in a variety of sizes and configurations, including paired 1/1 at second-floor front, bank of three windows with leaded-glass transom at left (east) side, likely lighting a stair landing; and bank of three 6/1 double-hung windows in front gable. Right (west) side of house has broad shed gable and rear cross-gable. Simple in form, this house features delicate decorative details including double belt course at level of first-floor lintels, with band of sawtooth shingle above it; two triangular panels of low-relief scrolling ornamentation below and to the right of a small second-floor front window next to the juncture with the porch roof, and multiple exterior cladding materials. Stone foundation, wood clapboard siding at first floor, wood shingles at second floor, decorative squared and fishtail shingles in gable; asphalt shingle roof. Low decorative fence at perimeter of front yard.

Contributing one-story frame garage with flat roof and shingle cladding; concrete driveway shared with No. 312.

312 Crossman Street

c. 1889

Two-story frame house with cross-gabled roof. Full-width front porch has round columns and wood rail with square balusters; porch wraps east corner and terminates at projecting cross-gable. Porch shelters off-center front door, which is flanked by sidelights, with two 1/1 double-hung windows to the right (west) and small 1/1 window to left (east). Three evenly spaced 1/1 double-hung windows at second-floor front. All windows appear to be vinyl replacement units. Pair of 1/1 double-hung windows in front gable. Rock-faced concrete-block garage; vinyl siding; asphalt shingle roof.

Contributing one-story frame garage with flat roof.

316 Crossman Street

Built circa 1889 (rear wing); front section c. 1910s-20s

Two-story frame house with modest Colonial Revival character. Enclosed off-center projecting entry vestibule with hipped roof, accessed by flight of steps with vinyl rail. Right (west) of front entry is a pair of 12/1 double-hung windows; smaller sliding window to left (east) of entrance. Two second-floor front 6/1 double-hung windows with smaller window between them. Two hip-roofed front dormers. Bay window on west side. Telescoping rear wings.

One-story frame garage is noncontributing due to age (does not appear on 1930 map and proportions suggest recent construction). Concrete driveway.

A small building appeared set far back on this lot on the 1902 map, and this address was listed in 1890s directories; that early building may be the rear wing of the present house, with front section added between 1902 and 1930. 1930 Sanborn map shows this house had a full-width front porch.

318 Crossman Street

c. 1911

Two-story frame house with front-gabled roof. Full-width front porch has cast-concrete foundation and piers supporting Ionic columns, with wood balustrade featuring turned balusters. Porch shelters slightly off-center front porch in enclosed vestibule with sidelights. Left (east) of vestibule is double-hung window flanked by

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sidelights; right (west) of vestibule is a double-hung window. Two second-floor front double-hung windows. Triple window in gable with projected bracketed molding above lintels, above which the upper part of gable flares slightly. Slightly projecting jettied bay on east side; bay window and gable-roofed dormer, bisected by exterior brick chimney, on west side. Rock-faced concrete block foundation; wood clapboard siding at first floor terminating in belt course; wood shingles at second floor with slight flare above belt course.

Contributing one-story frame two-car garage with hipped roof; asphalt driveway.

330 Crossman Street **c. 1908**

Two-story frame house with rectangular footprint and cross-gabled roof. Off-center shallow projecting vestibule with flared metal roof contains front door, flanked by sidelight and accessed by a side-oriented stoop with metal rail. Square picture window with transom to right (west) of vestibule. Two second-floor front 1/1 double-hung windows. Squared Palladian window in gable has decorative upper sash in both tall central window and shorter flanking windows. Bay window on west side. This house is missing an original full-width front porch. With the exception of wood gable windows, windows are generally 1/1 double-hung replacement sash. Vinyl siding; decorative wood shingles in front and side gables.

Contributing one-story frame garage has gable roof with returns; period sliding doors and semi-elliptical fanlight in gable end. Asphalt driveway shared with No. 334.

334 Crossman Street **c. 1906**

Two-story frame house with complex roofline, incorporating pyramidal hipped roof, front cross-gable and dormer, and side cross-gables. Asymmetrical primary façade has shallow entry stoop with gabled roof supported by slender square columns (original full-width front porch is missing). To the right (west) of front entrance is a 1/1 double-hung window flanked by narrow sidelights; 1/1 window to the left (east) of front entrance. Second-floor front has one pair of narrow 1/1 windows to right and single 1/1 window to left. Nine-lite wood window in front cross-gable; paired replacement windows in front dormer. Bay windows on east and west sides. Wood clapboard siding at first floor, terminating in belt course; wood shingle siding at second floor with flare above belt course. Asphalt shingle roof. Slightly terraced yard; low concrete retaining wall and two concrete steps.

Contributing one-story frame garage has front-facing gable roof and period doors.

338 Crossman Street **c. 1920s**

Two-story frame house with side-gabled roof. Off-center front entry porch has gable roof supported by clusters of three round columns. To the left (east) of the porch is a bank of four narrow 1/1 double-hung windows. Three second-floor front 1/1 double-hung windows. Side-gabled enclosed porch on east side. Diminutive eyebrow dormer at center front. Windows in gable ends on east and west sides have arched upper sash. Windows generally 1/1 double-hung replacement sash. Wood clapboard siding; asphalt shingle roof. Terraced yard; set of five concrete steps with brick cheek walls.

Contributing one-story frame garage with front-facing gable roof.

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This address first appears in the 1898-99 city directory; its footprint changed between the 1902 and 1930 Sanborn maps, and its present appearance strongly resembles the 1920s, rather than the 1890s. If it was built in the 1890s, it was extensively remodeled in the 1920s.

340 Crossman Street

c. 1890

Two-story frame house with cross-gable roof. Corner porch at northeast corner; porch has hipped roof and modern wood posts and balustrade. Modern front door recessed behind porch. Second front entrance is an enclosed gable-roofed projecting vestibule at front west corner. Front 1/1 double-hung window between porch and vestibule, above which is a pair of 1/1 double-hung windows. Windows elsewhere generally 1/1 double-hung replacement sash; fixed stained-glass window on east side appears to light entry vestibule. Bay window on east side; third entrance on west side via shed-roofed enclosure. Vinyl siding; metal roof. Terraced yard; set of four concrete steps with pipe handrail.

Contributing one-story frame two-car garage with flat roof.

This house originally had a full-width front porch that wrapped around east corner; subsequently removed. Alterations detract from integrity; house is marginally contributing because it retains general massing and proportions consistent with Queen Anne style.

342 Crossman Street

c. 1904

Two-story frame house with boxy American Foursquare massing and hipped roof with projecting cross gables. Off-center front entrance has gabled hood supported by brackets, over modern wood stoop. Left (east) of front door is a bay window. Two second-floor front 9/1 double-hung replacement windows. Hip-roofed front dormer. Sun porch on east side near rear of house; projecting cross-gable wing on west side. Windows appear to be a mix of double-hung wood sash and replacement units. Asbestos shingle siding; asphalt shingle roof. This house historically had a full-width front porch that wrapped around the northeast corner.

Stone retaining wall with brick coping at the front property line; four concrete steps with metal pipe handrail.

Contributing one-story frame garage with flat roof; asphalt driveway.

346 Crossman Street

c. 1906

Two-story frame house with side-gabled roof and two-story front projecting bay with pyramidal roof. Full-width front porch has round columns and slender turned balusters (these do not appear to be original). Porch shelters off-center front door, to the right (west) of which is the projecting bay window, with four-lite center window and 1/1 windows on each angled side; left (east) of the door is a single 1/1 double-hung window. Second-floor windows are all 1/1 double-hung, with paired windows at front of bay and single 1/1 windows on either angled side of bay, and another to the left of the bay. Windows appear to be wood with aluminum storm windows. Terraced yard; two sets of three concrete steps, one wider with metal handrail.

Contributing one-story frame garage with side-gabled roof; concrete driveway shared with No. 348.

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LAKEVIEW AVENUE HISTORIC DISTRICT

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348 Crossman Street

c. 1908

Two-story frame house with boxy American Foursquare massing and hipped roof. Full-width front porch with round columns set on low square paneled piers; wood rail is also low with turned balusters. Porch shelters off-center front entrance set in enclosed slightly projecting vestibule. Left (east) of front door is a shallow bay window; right (west) of front door is a wide cottage-style window. Second floor front has centered bay window, atop which is a gable-roofed dormer that projects past the eaves; the three windows in the bay, and the single window to either side of the bay, have decorative upper sash. Triple casement windows in the front dormer. Both main roof and dormer roof have bracketed eaves. Projecting bay on west side; projecting side entry vestibule, second-floor bay, and dormer (similar configuration to front) on east side. Terraced yard; set of three concrete steps with metal pipe handrail.

Contributing one-story frame garage with hipped roof.

CROSSMAN STREET – NORTH SIDE (ODD)

311 Crossman Street

c. 1924-1930

Two-story frame house with side-gabled roof and projecting front cross gable. Centered front entrance in recessed paneled surround with slender pilasters, entablature with decorative center medallion and dentil band. One 8/8 double-hung window to the left (west) of front entrance; projecting bay is to the right of front entrance and has cutaway corners at first floor with drops. Projecting bay also has bank of 4/4 and 6/6 windows at first floor. Second-floor front has two short 8/8 windows just below eaves in side-gabled (west) section, and 6/1 windows in front-gabled wing. Bay window on west side. Wood shingled siding, with band of flat wood siding across front just below eaves flanking windows. Asphalt shingle roof. Slightly terraced lot; set of three brick and concrete steps with metal rail.

One-story front-gabled garage; because it does not appear on 1930 maps and has proportions that appear modern, this is presumed to be noncontributing. Concrete driveway.

317 Crossman Street

c. 1916-1920

Two-story frame house with Colonial Revival character; side-gabled roof. Off-center front entrance accessed by a brick stoop with modern metal rail and sheltered by gabled hood supported by brackets. Chicago-style picture window to the left (west) of the entrance has center fixed window flanked by narrow 4/1 sash. Two pairs of second-floor front windows, each containing 4/1 double-hung sash. Open porch on west side has square columns supporting flat roof. Ribbon-coursed shingle siding, with two full-sized courses to every one shorter course; asphalt shingle roof.

Concrete driveway with concrete retaining wall along east side leads to contributing one-story frame gable-roofed garage.

This was the house of prominent early twentieth-century attorney Wilson C. Price, a grandson of Wilson A. Price, whose mansion stood just west of this house at the corner of Lakeview Avenue and Crossman Street.

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321 Crossman Street

c. 1889

Two-story frame house with cruciform footprint and cross-gabled roof. Pent roof spans center front-gabled section and connects to roofs of two corner entrance porches, each set into L of front and cross-gables. Front section has cottage-style window at first floor, paired 1/1 sash at second floor, and square window in gable end. Corner porches each have a single modern iron post and rail. Windows occur in various sizes and configurations and appear to be wood. Front of front section clad in brick to the level of first-floor window sill; siding is otherwise asbestos shingle; asphalt shingle roof. This house originally had a full-width, wraparound front porch. Terraced yard; set of five concrete steps with two metal handrails. Concrete ribbon driveway. Although alterations to siding and removal of porch detract from integrity, this house remains marginally contributing because it retains its massing and overall character.

This is one of the oldest houses on Crossman Street; its first owner was Edward L. Underwood, who owned a crockery store.

325 Crossman Street

c. 1894

Two-story frame house with front-gabled roof and rear cross gables. Front-gabled section is not two full stories in height, because eaves extend to top of first story; cross gables are two stories plus attic. Off-center front door in simple surround with flat-roofed hood and lattice to either side. Two 6/9 double hung windows at first-floor front. Front second-floor window recently altered to sliding configuration in original wide opening that contained Chicago-style triple window. Half-round window in attic. Fieldstone foundation; asbestos shingle walls; asphalt shingle roof.

Concrete ribbon driveway leads to a contributing one-story frame garage with front-gabled roof.

Based on map and directory evidence, this house was built circa 1894 with an asymmetrical cruciform footprint and full-width front porch, a configuration it retained until at least 1930. Its present configuration suggests it was remodeled so that its front section resembles a Costwald Tudor-style house with an asymmetrical, steeply pitched roof and low eaves; this likely occurred in the 1930s or 1940s, within the period of significance. The rear cross-gable wings remain from the earlier construction phase.

329 Crossman Street

c. 1902

Two-story frame house with hipped roof and front and side cross gables. Full-width front porch with round columns, decorative balustrade, and flat roof. Porch shelters off-center front door with horizontal rectangular window to left (west) and single cottage-style window to right. Three second-floor front 1/1 double hung windows. Vent in peak of front cross gable. Windows generally appear to be 1/1 double-hung replacement sash; some wood sash. Main portion of house has a stone foundation; porch has concrete block foundation. Asbestos shingle siding; asphalt shingle roof.

333 Crossman Street

c. 1906

Two-story frame house with hipped roof and front and side cross gables. Full-width front porch has square columns on square paneled piers, with wood balustrade. Porch shelters front door, which is in a shallow

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enclosed vestibule and flanked by sidelights. To the left (west) of the front door is a triple window, with wider double-hung window flanked by narrower windows. Single window to the right of door. Two pairs of second-floor front narrow 6/1 double-hung sash. Paired window in front gable. Bay window on east side. Clapboard siding at first floor, with wood shingle siding above. Terraced yard with three concrete steps.

Contributing one-story frame garage; asphalt driveway.

339 Crossman Street **c. 1894**

Noncontributing due to alterations

Two-story frame house with cruciform footprint and cross-gabled roof. Enclosed modern frame entry vestibule at southwest corner. Chicago-style triple window at front consists of one fixed window flanked by 1/1 double-hung sash. Paired second-floor front 1/1 double-hung windows. Mansard-roofed entry porch and bay window on east side. First floor clad in vertical wood board siding; second floor has vinyl siding. Terraced yard; three concrete steps flanked by low stone piers; second narrower set of two concrete steps next to concrete and asphalt driveway.

Noncontributing due to extensive alterations to siding, fenestration, entrances, and removal of porch and character-defining trim, leaving little evidence of its original appearance except for its roofline.

One-story frame gable-roofed garage; noncontributing in the absence of a contributing primary building.

341 Crossman Street **c. 1910**

Carl C. Pedersen, Architect

Distinctive Craftsman-style bungalow designed by architect Carl C. Pedersen. One story with low-pitched hipped roof, which has deep eaves with exposed rafter tails. Full-width front porch recessed beneath main roof; porch foundation, wide square corner posts, and rail are all in fieldstone with concrete coping. Porch posts support narrow band of trim at entablature above which is a half-story height expanse of windowless wall between the entablature and eaves. Front and side hip-roofed dormers with exposed rafter tails; dormers contain two (front and east) or three (west) windows. Bay window on west side. Ribbon-coursed shingle siding; asphalt shingle roof. Terraced yard with two sets of three concrete steps.

345 Crossman Street **c. 1910**

Two-story frame house with boxy American Foursquare massing and hipped roof with chimney at peak. Full-width front porch has turned posts and turned balusters, with flat roof. Porch shelters off-center front door, which is enclosed in slightly projecting vestibule and has sidelights. Chicago-style window to the left (west) of front door; single 1/1 double-hung window to the right (east). Two first-floor front 1/1 double-hung windows. Gable-roofed dormers on front and west sides; cross-gable flush with east side. Wood clapboard siding at first floor, terminating in tall belt course, above which second floor is clad in wood shingle siding; asphalt shingle roof. Terraced yard; set of three concrete steps.

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347 Crossman Street

c. 1912

This unusual bungalow is one full story in height with a partial second story and attic space. Asymmetrical side-gabled roof. Full-width front porch beneath main roof; porch has arched spandrel supported by triple slender square columns at each front corner, which in turn rest on the wood balustrade. Tapered balusters support spandrels where they adjoin the wall. Porch shelters off-center front door, which is enclosed in a shallow projecting vestibule and has a 1/1 double-hung window to either side. Front shed dormer contains two pairs of 1/1 double-hung windows. Bay window on east side with bracketed eaves; brackets below slightly projecting gable end as well. Behind the bay window, two-story stair curved stair bay, is visible from Winsor Street. North and west of this curved bay the rear slope of the main roof extends to shelter a recessed corner porch with a square paneled corner post. Gable-roofed rear dormer. Windows are generally recently installed 1/1 double-hung replacement units. Stone foundation; wood shingle siding. Terraced yard; set of three concrete steps to front walk and set of four concrete steps to back door (Winsor Street side).

VAN BUREN STREET – SOUTH SIDE (EVEN)

204 Van Buren Street

c.1959

Two-story garrison colonial frame house on large lot with side gable roof and broad central chimney. Front façade is symmetrical three-bay composition: center front door with sidelights, with 28-lite picture sash to either side. Three double-hung sash at second floor front. Windows are primarily 8/8 double-hung wood sash in varying sizes with decorative louvered shutters. Two-and-one-half bay side-gable attached garage recessed to right has overhead rolling door. Concrete block foundation, wood clapboard siding and asphalt shingle roofing. Concrete driveway.

208 Van Buren Street

c. 1908

Two-story frame house with broad steeply pitched side gambrel roof. Full-width front porch with low-pitched shed roof, modern posts, balustrade, and floor; porch shelters front door to left and window bay to right. Center second-floor dormer beneath upper pitch of gambrel contains two sash. Windows are generally 1/1 double-hung replacement sash. Rubble-stone foundation, vinyl siding at first floor with wood shingle siding above in gambrel, and asphalt shingle roofing.

Contributing single-bay frame garage with wood clapboard siding; concrete driveway.

210 Van Buren Street

c.1919

One-and-one-half story house with low jerkinhead side-gable roof. Primary façade is symmetrical three-bay composition with paired 12-lite entry doors at center, 12-lite French doors and transom to either side. Center entrance has broad surround, segmented arch pediment above, brick stoop with wrought iron railings, and small 3-lite side casements. Three shed-roof dormers containing 8-lite casement sash align with doors below; center dormer is the broadest of the three. Sun room wing to right (west) has low-slope roof, broad eaves and paneled walls with large multi-lite steel sash. Windows are generally casement sash with thick sills and jack-arch lintels at first floor expressed in stucco wall finish. Stucco walls with brick soldier course at grade and asphalt shingle roofing.

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Contributing two-bay jerkinhead gable roof garage with stucco cladding, wood clapboard at gable, and modern overhead door. Cast concrete driveway with integrated curb, shared with 212 Van Buren Street, appears to be period.

212 Van Buren Street

c.1920

Two-story frame house with side gable roof and two stucco clad chimneys. Primary façade is symmetrical three-bay composition: center entrance has sidelights, pilasters, arched hood on corbels, and decorative reeded elliptical spandrel above. To either side of entrance is a pair of 8-lite French doors with paneled wood shutters. Second-floor windows are primarily 6/1 double-hung wood sash with cut-out and louvered wood shutters. Nearly full-width side porch at left has shed roof, dentilated cornice, paired square classical columns, modern enclosure, and modern solarium extension. Stucco walls and asphalt shingle roofing.

Contributing two-bay hip-roof frame garage has stucco walls, modern overhead door, and asphalt shingle roofing.

VAN BUREN STREET – NORTH SIDE (ODD)

201 Van Buren Street

c.1909

Two-story frame house with gable roof. Front façade is nearly symmetrical. Full-width front porch has square posts, closely spaced square wood balusters, and low-pitched roof. Porch shelters slightly off-center projecting entry door with paired 1/1 double-hung windows to either side. Second-floor front has paired sash aligned with sash below. Flat-top Palladian window in gable. Windows are primarily 1/1 double-hung replacement sash. Left (west) side has hip-roof window bay at first floor. Stone foundation, vinyl siding, and asphalt shingle roofing. Asphalt driveway.

203 Van Buren Street

c.1908

Two-story frame house with hip roof. Full-width front porch with low-slope roof, square columns, pediment over entry steps, modern enclosure of left two-thirds with 8/8 double-hung sash, and entry door with sidelights beneath. Second-floor front has door at left and pair of sash to right. Front eyebrow dormer infilled with siding. Windows are primarily 1/1 double-hung replacement sash. West side has two-story window bay. Rough ashlar block foundation, aluminum siding, and asphalt shingle roofing. Terraced yard; modern lumber retaining wall. Set of four concrete steps with metal pipe handrail.

Contributing one-story frame garage with gable roof; concrete driveway with concrete curbs.

205 Van Buren Street

c.1920

Two-story frame house with hip roof, half-width front cross gable, side gable-roofed dormers, and brick chimney. First floor front is three-bay porch, flush with façade rather than projecting. Porch is divided by paired square fluted columns on stone piers. Left two bays have period enclosure with three 8-lite sash on paneled wood balustrade; right bay has projected portico on round fluted columns over stone entry stoop,

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behind which front door is recessed and has leaded glass sidelights. Two paired second-floor front windows. Semi-lunette sash in front gable. Windows are predominantly single or paired 1/1 double-hung wood sash. Left façade has first floor window bay, and right façade has one-story cascading gable roof addition. Ashlar stone foundation, wood clapboard siding, and asphalt shingle roofing.

Contributing two-bay gable roof garage with raised cross gable, wood clapboard siding, modern overhead doors and asphalt shingle roofing; concrete driveway with concrete curb.

207 Van Buren Street

c.1910

Two-story frame house with side-gable roof and half-width front cross gable, projected bargeboard on triangular brackets, and exposed rafter tails. Full width front porch with low-pitched hip roof, left two-thirds width enclosure in clapboard siding and banks of 12-lite casement sash, recessed entry with modern post railing and steps. Porch sits on modern concrete block foundation incorporating a one-bay garage. Second-floor front windows are paired 6/6 double hung sash. 18-lite fixed sash in front cross-gable and in front gable-roofed dormer. Left (west) side has first-floor window bay. Windows are primarily multi-lite modern wood double-hung sash of varying sizes. Stone foundation (except beneath porch), wood clapboard siding at first floor with wood shingle siding above, and asphalt shingle roofing. Current owner has recently undertaken a large scale rehabilitation of the exterior removing vinyl siding and inappropriate replacement sash, and reconstructing millwork details.

Contributing two-bay gable roof garage with wood clapboard siding, and asphalt shingle roofing. Asphalt driveway to detached garage; concrete driveway to integral garage.

209 Van Buren Street

c.1927

Two-story frame house with L-shaped footprint. Cross-hip roof slopes down to first floor at left; large brick chimney with corbelled crown. Front façade has coordinated asymmetrical arrangement of paired sash. No entrances on front of house; entrances are on east side beneath cross gable and at side porch located on the west side. Windows are primarily paired steel casement sash with leaded-glass panes (rectangular paned at first floor, diamond paned at second floor). First floor is clad in brick; second floor stucco with faux wood timbering and intermittent use of wood siding.

Contributing three and one-half bay garage with tall hip roof, arched pedestrian door with decorative strap hinges, period multi-lite overhead doors, and stucco cladding is connected to house with breezeway. Asphalt driveway.

213 Van Buren Street

c.1915

Two-story frame house with American Foursquare form. Nearly full width front porch has tapered square columns on rock-faced concrete block piers, wood balustrade, pointed-arch spandrels, and shaped corbels. Porch shelters entry door to left, Chicago-style window to right. Two second-floor front windows. Front and side hip-roofed dormers contain triple windows. Right (east) side has first-floor bay window. Windows are a mix of 1/1 double-hung and fixed replacement sash. Rock-faced concrete block foundation, vinyl siding, and

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asphalt shingle roofing. Vinyl siding recently installed over original wood clapboard and shingle siding. Terraced yard; low informal stone retaining wall; set of three concrete steps.

WINSOR STREET – WEST SIDE (ODD)

625 Winsor Street

c. 1928

Two-story house with side-gabled roof and formal Colonial Revival character. Center entrance sheltered by portico featuring fluted Corinthian columns, dentilled cornice, and roof balustrade. Front door is flanked by sidelights and has semi-elliptical transom. Single 6/6 window to either side of entrance, aligned with similar 6/6 windows at second-floor front. Second-floor center door above entry. Modillions at eaves. Two-story pilasters inset from corners. Attached garage at northwest corner, accessed by an asphalt driveway. Wide clapboard siding; asphalt shingle roof. Metal fence at perimeter appears modern.

629 Winsor Street

c. 1911

Designed by Freeburg & Fidler

Two-story Craftsman-style house with broad gable-on-hip roof and battered sides. Center entrance in projecting gable-roofed vestibule. First-floor windows are paired 8/8 double-hung replacement sash; second-floor windows are 6/6 double-hung sash. Dormer on south side with thatch-style curved roof. Front eaves have eyebrow arch at center. Wood shingle siding; asphalt shingle roof. In the front yard are three large mature trees; the sidewalk in front of this house bows out into the space normally occupied by the grassy apron, to accommodate these trees. Two concrete retaining walls with brick coping are situated between the trees and sidewalk.

Contributing frame one-story garage with hipped roof.

633 Winsor Street

c. 1900

Two-story, front-gabled house with simple, vernacular form. Full-width front porch with paired square columns, deck-style balustrade, and flat roof. Porch shelters off-center front door and two 1/1 double-hung windows, which are aligned with second-floor front windows. Bay window on right (north) side.

Contributing one-story frame garage; asphalt driveway.

WINSOR STREET – EAST SIDE

628 Winsor Street

c. 1913

One-and-one-half-story bungalow on large corner lot, placed at an angle to the street. Broad side-gambrel roof with large shed dormer. Roof extends to shelter a full-width front porch with square columns. Projecting entry vestibule; front door has sidelights. Window are generally 1/1 double-hung replacement sash. Vinyl siding; prominent blue metal roof. Terraced yard; set of two new concrete steps with metal handrails. Attached garage on east side; asphalt driveway.

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630 Winsor Street

c. 1913

Two-story frame house with side-gabled roof. Full-width front porch with battered square posts and wood balustrade. Central front door with sidelights; 12/1 window with sidelights to either side. Second-floor front windows are paired 9/1 double-hung sash. Wide shed dormer with three six-pane wood windows. Wood shingle siding; asphalt shingle roof. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with hipped roof. Concrete driveway shared with 632 Winsor Street.

632 Winsor Street

c. 1916

One-story bungalow with side-gabled roof. Broad, low-pitched, side-gabled roof with gabled and shed dormers and broad overhanging eaves; roof shelters a full-width front porch with brick posts. Brick exterior at first floor with wood shingles in gable ends and at dormer. Variety of window shapes and types. Terraced yard; set of four concrete steps. House retains a high degree of integrity of design, materials, and craftsmanship.

636 Winsor Street

c. 1917

This sophisticated and picturesque Tudor Revival-style residence has a steeply pitched, cross-gable roof with half-timbering in the front gable end. Projecting gabled entry porch with square stucco posts, brackets, and irregular clapboard siding in gable end; shape of this porch is echoed in adjacent porte-cochere. Stonework at porch and porte-cochere flows into low stone retaining walls lining driveway and sidewalk, which have two integral sets of stone steps at public sidewalk. Banks of leaded-glass double-hung and casement windows. Rough stucco exterior with stone detailing; asphalt shingle roof. Attached garage at rear.

642 Winsor Street

c. 1912

Two and one-half story frame house with hipped roof and hipped dormers. Full-width, one-story front porch with grouped Ionic columns on rusticated concrete-block pedestals. Smaller half-width front second-floor porch. Hip-roofed front and side dormers contain triple 6/1 double-hung wood sash. Bay window on left (north) side; open side porch on right (south) side. Rusticated concrete block foundation; wood clapboard and shingle siding; asphalt shingle roof. Terraced lot; set of three concrete steps with metal handrails.

Contributing one-story frame garage; concrete driveway.

650 Winsor Street

c. 1905

Carl C. Pedersen, Architect

Two-and-one-half-story, front gambrel, frame house situated at an angle on a corner lot. Full-width front porch with square posts on solid aluminum sided rail. Porch shelters off-center front door with picture window to the left and double-hung window with sidelights to right. Second-floor front oriel window. Aluminum siding; asphalt shingle roof. Simple metal fence.

One-story frame garage with hipped roof; asphalt driveway.

This house was one of several in the district that were pictured in an article about architect Carl C. Pedersen in *The Ohio Architect, Engineer and Builder* (July 1913).

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NEWTON AVENUE – NORTH SIDE

55 Newton Avenue: Listed under Lakeview Avenue, east side, between 544 and 610

EUCLID AVENUE - SOUTH SIDE

28 Euclid Avenue, 1911 **expanded 1920 and 1956**

Euclid Avenue School
Previously NR Listed (1984)

Two-story rectangular brick building on a raised foundation of rough-faced granite. Decorative features include denticulated cast-stone belt courses and window trim and cornice with brackets and modillions. The building is crowned by a red clay tile roof, hipped in form, with matching dormers and three large rectangular brick chimneys along its ridge, two on the west wing and one on the east wing. The primary (north) façade is symmetrical; it is divided by large brick piers into three sections. The two outer sections project slightly and contain banks of five windows at each floor. The center entrance is recessed behind a projecting pedimented portico supported by brick piers and Tuscan columns in antis, all resting on paneled cast-stone bases which flank the three steps to the entrance. The building's east and west sides are slightly simplified versions of the primary façade; the south side incorporates 1920 and 1956 additions as well as later work creating a new primary entrance on this side. Asphalt parking lots are located south and east of the building.

This building was individually listed in the National Register in 1984 and is described in greater detail in that nomination.

36 Euclid Avenue **c. 1927**

This two-and-one-half-story, brick-faced house has a side-gabled roof and a lower front steeply pitched cross-gable. Recessed entrance centered in front cross gable. Triple casement windows at first-floor front and second-floor center, two second-floor front paired casements. Half-timbering in peak at front gable. Recessed gable-roofed side wing. Solid hedge at perimeter of property.

Contributing one-story gable-roofed brick garage; asphalt driveway.

CHESTNUT STREET – SOUTH SIDE (EVEN)

12 Chestnut Street **c. 1900**

Two-story frame house with hipped roof and slightly projecting front cross-gable; modest Queen Anne/Free Classic character. Full-width hip-roofed front porch on concrete block foundation has square wood posts and deck-style wood railing. Porch shelters center entrance in projecting vestibule, with one 1/1 window to either side. Cutaway corner with decorative scrolled brackets and corner drop at front left (northeast) corner. Front

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hip-roofed dormer, side gable-roofed dormers, containing decorative wood windows. Asbestos shingle siding; asphalt shingle roof. Below-grade concrete block addition, previously used as a garage, extends to the west. Terraced yard; set of four brick and concrete steps with metal pipe handrail.

14 Chestnut Street

c. 1900

Two-story frame house with closed-gable roof; modest Queen Anne/Free Classic character. Full-width front porch with square posts, replacement railing, dentils at cornice, and pediment over center stairs. Porch shelters off-center front door and two 1/1 front windows. Two off-center second-floor front windows, each 6/6 double-hung sash; irregular window placement suggests one window may be missing. Chicago-style window in gable. Front gable and side cross-gables contain wood fishscale shingles. Asbestos shingle siding; asphalt shingle roof. Terraced yard; brick retaining wall; set of five concrete steps with metal rail.

18 Chestnut Street

c. 1900

Two-story frame house with Queen Anne/Free Classic character. Hipped roof with projecting cross gables at front and west sides. Full-width front porch with square posts and wood balustrade has hipped roof and dentils at cornice. Second-floor front windows are casements with unusual decorative pattern. Recessed porch set in arched opening at attic level of west cross gable. Attached one-story garage at southwest corner. Wood clapboard siding; asphalt shingle roof. Terraced yard; set of five concrete steps. Asphalt driveway.

20 Chestnut Street

c. 1902-11

One-story frame bungalow; broad side-gabled roof with deep overhanging eaves. Full-width porch is sheltered beneath main roof; porch has solid sided rail and wide square columns. Porch shelters front door with sidelights, with 1/1 double-hung window to either side. Center front shed-roofed dormer contains two 1/1 double-hung windows. Bay window on west side. Wood shingle siding; asphalt shingle roof. Terraced yard; set of five concrete steps with metal handrail. Asphalt driveway.

22 Chestnut Street

c. 1902

One and one-half story frame house with steeply pitched, cross-gambrel roof. Flat-roofed porch supported by broad round columns with decorative brick rail has overhanging bracketed eaves and flat roof; extension of porch to the east creates porte-cochere supported by fluted columns. Extension of porch does not appear original, due to differently spaced brackets and different column style, but does appear on 1930 Sanborn map. Porch shelters off-center front door, to the right (west) of which are two 1/1 double-hung windows. Palladian-style window at second-floor front with solid sunburst above center window. Bay window on west side. Attached flat-roofed garage at southwest corner appears on 1930 Sanborn map; garage is accessed by a brick driveway. Wood shingle siding; asphalt shingle roof. Terraced yard; set of four concrete steps with modern wood rail.

This house was occupied for about 60 years by two generations of the Moynihan family, passing from John P. and Alice Moynihan to their son, P. Seward Moynihan and his wife Dorothy.

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24 Chestnut Street

c. 1920-30

Two-story frame house with steeply pitched, side-gambrel roof. Full-width front porch with slender square columns grouped in pairs and groups of three; porch has no rail and hipped roof. Center entrance with group of three 6/1 double-hung wood windows to the left (east); paired 6/1 double-hung wood windows to the right (west). Second-floor front, projecting from gambrel, as paired casement at center and 8/1 double-hung wood sash to either side. One-story sun porch on east side. Terraced yard; concrete retaining wall with brick coping. Set of three concrete steps at center with wood rail; narrower set of four steps at west property line.

Contributing one-story frame garage with flat roof and period door located just behind the house. Asphalt driveway.

26 Chestnut Street

c. 1901-1911

Two-story frame house with modest Queen Anne/Free Classic character; very similar to the house at 12 Chestnut Street. Hipped roof with front and side cross-gables. Full-width front porch has round columns, wood balustrade, and dentils at cornice. Porch shelters projecting entry vestibule with one window to either side. Second-floor front windows are 1/1 double-hung replacement sash. Bay window on west side. One-story shed-roofed one-car garage attached on west side is not original. Vinyl siding; asphalt shingle roof. Terraced yard; set of four concrete steps with pipe handrail. Asphalt driveway.

28 Chestnut Street

c. 1915-20

Two-story frame house with American Foursquare form and Craftsman character. Side-gabled roof with deep overhang. Full-width front porch has tapered square posts on stone piers; wood balustrade; arched spandrels. Porch shelters center projecting vestibule with front door and sidelights. Chicago-style windows to either side of front vestibule consist of center 12/1 flanked by narrow 6/1 double-hung wood sash. Second-floor front windows are paired 12/1 double-hung wood sash. Shed-roofed front dormer contains bank of four 6/1 double-hung wood sash. Side window sizes and types vary, and include bank of three 6/1 double-hung wood sash in each gable. Rock-faced concrete block foundation; wood clapboard siding at first floor with wood shingle siding above. Asphalt shingle roof. Terraced yard; set of three concrete steps. This is a very good example of the American Foursquare form with Craftsman character.

Contributing one-story frame garage with two garage bays and side-gabled roof; garage is a single structure that is shared between 28 and 30 Chestnut Street, half of which is on each property. Asphalt driveway.

30 Chestnut Street

c. 1901-11

Two-story frame house; front-gabled roof with cross-gable on west side. Full-width front porch has tapered square posts on rock-faced concrete block piers; solid sided balustrade. Porch shelters off-center front door in projecting enclosed vestibule, to the left (east) of which is one 1/1 double-hung wood window. Second-floor front windows are 1/1 double-hung sash and appear to be replacement units. Diminutive paired 1/1 windows in front gable. Bay window on east and west sides. Wood clapboard siding; wood shingles in gables. Terraced yard; set of three concrete steps.

Half of the garage described under 28 Chestnut Street is on this property.

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32 Chestnut Street

c. 1901-11

Two-story frame garage; front-gabled roof with cross-gable on west side. One-bay recessed porch at northwest corner, supported by square posts. To the left (east) of the porch is a bank of three 1/1 double-hung wood windows. Two second-floor front 1/1 double-hung windows. Pair of fixed/casement windows in front gable. Wood clapboard siding; wood shingle siding in gables; metal roof. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with shed roof. Concrete driveway shared with No. 34.

34 Chestnut Street

c. 1901-11

Two-story frame house with front-gabled roof and cross gable on west side. Entrance on west side sheltered by small pent-roofed entry porch. Center bay window at front has fixed front window, 12/12 windows to either side. Two second-floor front 1/1 double-hung replacement windows in reduced openings. Paired nine-lite fixed windows in front gable. Vinyl siding; asphalt shingle roof. This house has lost a front porch; vinyl siding, oversized bay window, and alterations to entry and fenestration reduce its integrity, but it retains its historic massing, which is similar to the houses at 32 and 30 Chestnut Street.

Contributing one-story frame garage with gable roof.

36 Chestnut Street

c. 1901-11

Andrew J. Lawson, builder

Two-story frame house with front-gabled roof. Full-width front porch has square columns and solid sided rail. Porch shelters off-center front door to left (east) and two 1/1 double-hung windows to the right (west). Fixed nine-lite window in gable. Aluminum siding; asphalt shingle roof. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with front-gabled roof. Concrete driveway.

40 Chestnut Street

1907

Andrew J. Lawson, builder

Two-story frame house with front-gabled roof. Full-width front porch with hipped roof supported by square columns; no rail. Porch shelters projecting entry vestibule. One 1/1 double-hung window to the left (east) of vestibule; corner window to the right (west). Two second-floor front 1/1 double-hung replacement sash. Triple window in gable has tall center 1/1 double-hung sash flanked by shorter six-lite fixed or casement sash. West side has first-floor bay window and centered gable-roofed cross-gable dormer. Vinyl siding; asphalt shingle roof. Terraced yard; set of three concrete steps. Modern handrail.

Contributing one-story frame gable-roofed garage. Asphalt driveway.

42 Chestnut Street

c. 1901-11

Two-story frame house with front-gabled roof. Full-width front porch, most of which is enclosed with vinyl-clad walls; modern bay window at front. Entrance is via small entry porch with entrance on west side of porch enclosure. Two second-floor front 1/1 double-hung replacement windows in reduced openings. Triple window

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in gable, with center window slightly taller than flanking windows. Bay window on west side. This house may originally have been similar to the neighboring house at 40 Chestnut Street, as the two have matching setbacks and similar rooflines; alterations to both have obscured possible other similarities. Extensive alterations to this house, including incompatible porch enclosure and modern window, alterations to fenestration, and vinyl siding, reduce integrity; it remains minimally contributing because it retains its historic massing.

Contributing one-story frame garage with front-gabled roof. Concrete ribbon driveway infilled with asphalt.

46 Chestnut Street **c. 1920-30**

Two-story frame house with Dutch Colonial Revival character; steeply pitched side-gambrel roof. Corner entry porch has slightly projecting hipped roof supported by decorative metal posts; entrance is recessed. Bank of three front 8/1 double-hung windows with period decorative shutters. Three second-floor front 8/1 wood windows, each with period decorative shutters, in pent-roofed projection. Wood shingle siding; asphalt shingle roof.

Contributing one-story frame garage with closed-gable roof. Concrete driveway.

50 Chestnut Street **c. 1930**

One-story frame bungalow with broad cross-gable roof. Partial-width projecting hip-roofed porch with period enclosure and solid sided rail. Left (east) of porch is a pair of 6/1 double-hung cottage-style windows. Triple window in front gable has taller central double-hung window flanked by half-height six-lite fixed windows, in upside-down Palladian configuration (windows align at lintels, rather than sills). Rock-faced concrete block foundation; wood clapboard siding at first story with wood shingle siding above.

Contributing one-story frame garage with gable roof. Asphalt driveway.

54 Chestnut Street **c. 1915-25**

Two-story frame house with American Foursquare form and Craftsman character. Full-width hip-roofed front porch with solid sided rail and square tapered posts; left (east) half of porch is enclosed with bank of 4/4 windows. Second-floor front 8/1 double-hung wood windows with period decorative shutters. Front and side hip-roofed dormers contain paired single-lite windows. Rock-faced concrete block foundation; wide clapboard siding; asphalt shingle roof.

Contributing one-story frame garage with hipped roof. Concrete driveway.

58 Chestnut Street **c. 1920-30**

Two-story frame house with side-gabled roof. Off-center front entrance sheltered by pedimented hood with square columns; door has narrow surround and diminutive fanlight. Left (east) of entrance is a bank of three 6/1 double-hung windows. Three evenly spaced second-floor front 6/1 double-hung wood windows. Pent-roofed sun porch on east side. Wood clapboard siding with cornerboards; asphalt shingle roof.

Contributing one-story frame garage with side-gabled roof. Concrete driveway.

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62 Chestnut Street

c. 1940

One-story frame house with cross-gable roof. Front-gabled wing has off-center front entrance with concrete stoop, to the left (east) of which are two 6/1 double-hung replacement windows. Vent in front gable. Picture window at front of west cross-gable wing. Attached one-story garage extends to west. Concrete driveway.

68 Chestnut Street

1958

Romeo Biscaro, Builder

One-story house with rectangular footprint and low-pitched hipped roof. Small projecting hip-roofed entry porch, apparently unused and concealed by shrubs. Right (west) of porch is tripart picture window with brick sill; left (east) of porch are two smaller three-part windows with brick sills. House has stone veneer front and brick sides.

Contributing one-story garage, also with stone veneer front and brick sides, with hipped roof. Asphalt driveway.

76 Chestnut Street

1958

Romeo Biscaro, Builder

One-story house with hipped roof. L-shaped footprint formed by main block of house to left (east) and attached garage to right (west). Primary entrance is on the west side of main house block and has low stoop, sheltered by deep overhang of hipped roof. Primary façade has large and small picture windows with brick sills. House and garage have stone veneer front and brick sides. Asphalt driveway.

82 Chestnut Street

1958

Romeo Biscaro, Builder

Minimal Traditional/Ranch

One-story house with rectangular footprint and low-pitched hipped roof. Projecting hip-roofed overhang with slender metal posts on low stone wall shelters front entrance. Left (east) of front door is a wide three-part picture windows; shorter triple windows to right (west) of front door. Front and east sides have brick veneer below window sills and forming quoins around windows, door, and corner; brick infill between quoins. South and west sides are faced in brick.

Contributing one-story hip-roofed garage to the south of house, with stone veneer front and brick sides. Concrete driveway.

CHESTNUT STREET – NORTH SIDE (ODD)

9 Chestnut Street

c. 1915-20

Two-story frame house with side-gabled roof; Colonial Revival and Craftsman character. Half-width recessed front porch has pent-roofed overhang, solid sided rail, and brick steps. To the right (east) of porch is a triple window, 12/1 double-hung wood sash at center flanked by narrow 6/1 double-hung wood sash. Center second-floor front window is square with diamond muntin pattern; one 6/1 double-hung window to either side. Center

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front eyebrow dormer. Two-story projecting bay on east side. Wood shingle siding; asphalt shingle roof. Terraced yard; brick retaining wall and set of four brick steps to brick front wall. Asphalt driveway shared with No. 15.

15 Chestnut Street

c. 1915-20

Two-story frame house with American Foursquare form; hipped roof with side cross gables. Full-width front porch has square columns, wood rail with square balusters, and flat roof. Porch shelters center front door with leaded-glass sidelights in enclosed projecting vestibule; one 1/1 double-hung wood window to either side. Two second-floor front 1/1 double-hung wood windows. Gable-roofed dormer with flat-topped Palladian window. Clapboard siding at first story, with wood shingle siding above. Terraced yard; brick retaining wall and set of four brick steps to brick front wall.

17 Chestnut Street

c. 1911-15

Two-story frame house with Craftsman character; low-pitched hipped roof with front and side gables. Full-width front porch with tapered square columns; square balusters. Porch shelters center front door with leaded-glass sidelights in enclosed projecting vestibule; cottage-style 1/1 double-hung wood window to either side. Two pairs of second-floor front 1/1 double-hung wood windows. Deeply overhanging, bracketed eaves. Three square 2/2 windows in each dormer. Vinyl siding; asphalt shingle roof. Terraced yard; brick retaining wall with concrete coping. Four brick and concrete steps.

Contributing one-story frame garage with hipped roof. Asphalt driveway shared with No. 19.

19 Chestnut Street

c. 1911-15

Two-story frame house with front-gabled roof. Full-width, hip-roofed front porch with solid shingle-sided rail and corner posts, and arched openings. Porch shelters center front door with 1/1 double-hung replacement sash to either side. Porch is entered from west side. Two 1/1 double-hung front second-floor windows. Paired windows in gable. Enclosed entry vestibule on west side with hipped roof. Wood ribbon-coursed shingle siding; asphalt shingle roof. Terraced yard; brick retaining wall with concrete coping. St of four concrete steps with modern handrail.

Contributing one-story frame garage with front-gabled roof and ribbon-coursed shingle siding.

21 Chestnut Street

c. 1901-1911

Two-story frame house with Colonial Revival form and Craftsman features. Side-gabled roof. Full-width, pent-roofed front porch with period enclosure created by banks of windows. Center front door flanked by pilasters. Three second-floor front 1/1 double hung windows; center window is smaller than the other two. Gable-roofed front dormer. Porch roof and main roof have bracketed eaves and exposed rater tails. Bay window on east and sides. Terraced yard; set of four concrete steps with pipe handrail.

Contributing one-story frame garage with projecting gable. Concrete driveway shared with No. 23.

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23 Chestnut Street

c. 1911-15

Two-story frame house with front-gabled roof. Full-width front porch has metal rail and posts (not original) supporting hipped roof. Porch shelters center front door with one 1/1 double-hung replacement window to either side. Two second-floor front 1/1 double-hung replacement windows. Bay window on west side. Aluminum and vinyl siding; asphalt shingle roof. Terraced yard; set of five concrete steps.

One-story frame garage with front-gabled roof.

25 Chestnut Street

c. 1920-30

Two-story frame house with front-gabled roof. Full-width front porch has round columns, no rail, and hipped roof. Porch shelters front door to right (east) and bay window containing five 1/1 double-hung replacement sash to left (west). Second-floor front has two pairs of 6/1 windows flanking smaller center six-lite window. Paired 6/1 wood windows in gable. Bay window on west side. Rock-faced concrete block foundation; vinyl siding; asphalt shingle roof. Terraced yard; set of five concrete steps that appear modern. Modern rail.

Contributing one-story frame garage with front-gabled roof. Concrete driveway.

27 Chestnut Street

c. 1911-15

Two-story frame house with American Foursquare form and modest Colonial Revival character. Full-width front porch with square wood posts, in groups of three at corners and paired at center, and wood balustrade. Porch shelters off-center front door with 1/1 cottage-style window to left (west) and 1/1 window to right (east). Two second-floor front 1/1 windows with smaller fixed window between them. Hip-roofed front and side dormers. Clapboard siding at first floor, except on west side where there is vertical board siding. Second-floor siding is wood shingles. Asphalt shingle roof. Terraced yard; set of four brick steps.

Contributing one-story frame garage with gable roof. Asphalt driveway.

31 Chestnut Street

c. 1915-20

Two-story frame house with side-gabled roof. Projecting entry vestibule contains front door with sidelights and has a low-pitched hipped roof. Triple windows to either side consist of one 6/6 double-hung sash flanked by narrow 1/1 sash. Second-floor front windows are paired 6/6 double-hung sash. Side window sizes and configurations vary and include triple windows in each gable end. Windows generally appear to be replacement units. Clapboard siding at first floor with wood shingles above. 1930 Sanborn map shows full-width front porch, now missing. Terraced yard; lumber retaining wall with set of six lumber and brick steps.

Contributing one-story frame garage with side-gabled roof. Concrete and brick driveway.

33 Chestnut Street

c. 1915-20

Two-story frame house with side-gambrel roof. Center entry sheltered by projecting gable-roofed portico supported by paired fluted columns; door has sidelights and blind decorative fanlight. Triple windows to either side of entrance are wood 6/1 flanked by 4/1 double-hung sash to right (east) of entrance; triple window to left (west) of entrance contains three 1/1 double-hung replacement sash. Second-floor front windows, in shed-

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roofed dormer, are paired 1/1 replacement sash to either side of a pair of smaller six-lite wood windows. Flat-roofed sun porch projects on east side. Clapboard siding; asphalt shingle roof. Terraced yard; brick retaining wall with set of four brick and concrete steps.

Contributing one-story frame garage has gambrel roof with shed dormer. Asphalt driveway.

37 Chestnut Street

c. 1922

One-story bungalow with stucco exterior; side-gabled roof. Nearly full-width front porch has squat square posts on battered stucco-clad piers, between which is a distinctive rail solid at the bottom with short balusters above. Entablature incorporates a decorative band resembling another row of balusters. Porch roof has front-facing gable roof supported by brackets, and has exposed rafter tails. Main roof also has brackets and exposed rafter tails. Porch shelters center front door with paired 6/1 cottage-style windows to either side. Bay window on east and west sides. Stucco exterior; asphalt shingle roof. This is a distinctive and highly intact example of the Craftsman style and is one of the most architecturally notable houses on Chestnut Street. Terraced yard; set of five concrete steps.

Contributing one-story frame gable-roofed garage. Concrete driveway.

41 Chestnut Street

c. 1920-30

Two-story frame house with side-gabled roof. Front central cross-gable is slightly projected above first floor. Off-center front door to left (west) of cross-gable has pedimented hood on turned posts (these do not appear original). To the right (east) of front door, beneath projecting cross-gable, is a bank of three fixed or casement windows with no muntins. Pair of 1/1 windows at right. Second-floor front windows are bank of three 1/1 replacement sash in cross gable; one 1/1 window in shed-roofed wall dormer to either side. Vinyl siding, with artificial shingle in front cross-gable; asphalt shingle roof. This is an unusual form but is generally comparable to what appears on the 1930 map; one difference is that the 1930 map shows an open, possibly recessed, porch at right front (southeast) corner. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with side-gabled roof. Concrete driveway.

43 Chestnut Street

c. 1922

One and one-half story frame house with side gabled roof. Slightly projecting front cross-gable contains front door, which is topped by an elongated swans-neck hood. Short 6/6 double-hung window with half-round fanlight above front door. Pair of windows to left (west) of front door; triple window to the right. Two front dormers: left-hand (west) dormer has a gable roof and contains a one-lite window; right-hand (east) dormer is a wall dormer with gable roof. Windows appear to be a mix of wood sash and replacement units. Aluminum siding; asphalt shingle roof. Although its form suggests a later construction date, this house is mentioned in newspaper articles dating back to 1922, when it was described as Mr. and Mrs. Marvin Wilson's "new home." Terraced yard; set of three brick steps integral with brick front walk.

Contributing one-story frame garage with gambrel roof. Concrete driveway (new) shared with No. 47.

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47 Chestnut Street

c. 1923

Two-story frame house with side-gambrel roof. Center entrance has gabled hood supported by slender paired columns. Front door has sidelights; door and sidelights framed by slender pilasters. One 8/1 double-hung wood window with period decorative shutters to either side of door. Pent roof across front wraps both sides. Three 1/1 double-hung second-floor windows in broad shed dormer. Clapboard siding; asphalt shingle roof. Terraced yard; set of three brick steps integral with brick front walk.

Contributing one-story frame garage with gambrel roof.

51 Chestnut Street

c. 1930

Frame bungalow, one and one-half stories plus attic. Full-width front porch beneath main roof is supported by squat battered posts on solid sided rail. Porch shelters off-center front door at right (east), with bank of three 1/1 double-hung windows to left. Broad shed dormer contains two pairs of short 1/1 double-hung windows. Windows generally appear to be replacement units. Main roof and shed dormer roof have brackets at eaves and exposed rafter tails. Bay window on west side. Clapboard siding at first floor with wood shingle siding above; asphalt shingle roof. Terraced yard; set of three concrete steps.

Contributing one-story frame gable-roofed garage. Concrete driveway.

55 Chestnut Street

c. 1930

Two-story frame house with side-gabled roof. Symmetrical façade; center entrance consists of front door with sidelights accessed by brick steps and stoop, sheltered by gable-roofed entry porch supported by square columns. Paired 6/6 double-hung replacement windows to either side of front entrance. Three second-floor front 6/6 double-hung replacement windows; center window shorter than the other two. Symmetrical east and west sides, each with short paired 1/1 windows at first floor and standard sized 6/6 replacement sash at second floor; west side also has brick chimney. Siding appears to be aluminum. Asphalt shingle roof. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with side-gabled roof. Concrete driveway.

59 Chestnut Street

c. 1910-20

One and one-half story frame bungalow with steeply pitched side-gabled roof. Full-width front porch beneath main roof, supported by tapered square columns on cast-concrete posts with solid sided rail. Porch shelters center front door in projecting vestibule. Chicago-style triple window to either side of front door, with Craftsman-style sash featuring four vertical lites in upper center sash. Shed-roofed front dormer contains bank of three windows of similar Craftsman style with three vertical lites in upper sash; shed dormer roof has exposed rafter tails. Bay window on east side. This is a very good example of a Craftsman-style bungalow with high integrity. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with front-gabled roof. Concrete driveway.

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63 Chestnut Street

c. 1915-20

One and one-half story frame bungalow with steeply pitched side-gabled roof. Full-width front porch beneath main roof, supported by tapered square columns on rock-faced concrete-block piers with wood balustrade. Porch shelters off-center front door; first-floor fenestration concealed by coniferous bushes in front of porch. Broad front shed dormer contains four 6/1 double-hung wood windows with fixed six-lite window at center. Bay window on west side. Vinyl siding; asphalt shingle roof. Terraced yard; set of three concrete steps (new) with metal rail.

Contributing one-story frame garage with front-gabled roof. Asphalt driveway.

67 Chestnut Street

c. 1915-20

One and one-half story frame bungalow with steeply pitched side-gabled roof. Full-width front porch, beneath main roof, has unusual configuration: wide tapered square wood columns are set on cast concrete-block piers, inset from corners. Balustrade extends past piers to porch corners and has square balusters and posts. Porch shelters off-center front door to right (east) with bank of three 1/1 double-hung replacement windows to left (west). Front gable-roofed dormer contains bank of three 1/1 double-hung replacement windows. Bay window on west side. Aluminum siding; asphalt shingle roof. Terraced yard; set of three concrete steps.

Contributing one-story frame garage with front-gabled roof. Concrete driveway.

81 Chestnut Street

c. 1950

Two-story frame house with mid-20th century Colonial Revival character. Front entrance is located in a projecting shed-roofed vestibule whose roof and front wall are continuous with the attached garage to the west. Modern stoop/deck in front of porch has tall vinyl balustrade. To the right of the entry vestibule is a picture window flanked by 8-lite casements. Two second-floor front 8/8 double-hung windows. Brick chimney on east side. Vinyl siding; asphalt shingle roof. Asphalt driveway.

WILSON PLACE - SOUTH SIDE (EVEN)

136 Wilson Place

c. 1897

Two-story brick house with front-gabled roof. Full-width porch wraps around northeast corner, curving at corner and terminating at one-story side-gabled enclosed vestibule. Porch has turned posts with brackets, wood rail with turned balusters, and spindlework frieze. Porch shelters off-center front door at right (west), to the left (east) of which are two tall, narrow 1/1 double-hung windows. One 1/1 double hung window at second-floor front. Patterned wood shingles in gable. Shed in rear yard (too small to count). Concrete driveway.

This house was originally occupied by Frank A. Harmon, whose entry in the city directory indicated he was a wood turner.

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SPRUCE STREET – SOUTH SIDE (EVEN)

2 Spruce Street

c. 1920

Two-story Colonial Revival house with brick exterior and gambrel roof. Primary façade faces Spruce Street (north) and has a formal five-bay, center entrance configuration. Front door surround features pilasters beneath open pediment with modillions and dentil band; entrance is recessed in barrel-vaulted opening with paneled sides. Gambrel dormer on the south side; three dormers with rounded pediments on the front (north). One-story open porch with Doric columns along west (Lakeview Avenue) side; enclosed porch on east side. There are brackets in the eaves and a brick retaining wall at the sidewalk. Windows generally 6/9 (first floor) and 6/6 (second floor). Brick retaining wall.

Contributing one-story, gambrel-roofed frame garage with half-round window in gambrel end, clapboard siding, and pent overhang. This is the center garage in a group of three garages accessed from a shared concrete driveway between 2 and 14 Spruce Street.

Spruce Street, between 2 and 14 (SBL 370.15-6-44), c. 1910s-20s

One-story, gambrel-roofed frame garage with semi-elliptical window in gambrel end, shingle siding, and pent overhang. This is the easternmost garage in a group of three garages accessed from a shared concrete driveway between 2 and 14 Spruce Street. By the time the 1930 Sanborn map was prepared, this garage already sat on its own narrow lot with no primary building on the lot. It is currently associated with the house at 702 Lakeview Avenue.

14 Spruce Street

c. 1914

Andrew J. Lawson, builder

Two-story rectangular plan house with gable roof. Symmetrical primary façade; full width front porch with shed roof, square fluted columns on solid balustrade, modern enclosure, and modern side entry and stoop. Two second-floor front pairs of replacement sash. Centered Chicago-style window at attic. Left (east) façade has asymmetrical arrangement of sash, and shed roof bay at first floor and shed roof attic dormer at center. Right (west) façade has asymmetrical arrangement of sash, and shed roof bay at first floor and shed roof attic dormer at center. Windows are generally 1/1 double-hung vinyl replacement sash. Asphalt shingle roofing; vinyl clapboard siding; concrete block foundation.

Contributing one-story two-bay gable-roof garage with vinyl siding, multi-lite sash in gable, hipped pent roof over door, and double-wide modern overhead door. Asphalt driveway.

Builder Andrew J. Lawson lived in this house briefly in the late 1910s.

18 Spruce Street

c.1917

Andrew J. Lawson, builder

Two-story square plan house with side-gable roof and front gable dormer. Asymmetrical primary façade; full width front porch with shed roof, square columns, solid balustrade, historic enclosure with banks of multi-lite casement sash. Entry door at left (east) has sidelights, historic entry steps, and gable hood supported on

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brackets. Two second-floor front windows with decorative inoperable shutters. Gable dormer with attic hopper sash centered above sash at right; brick chimney near center and ridge. Left (east) side has asymmetrical arrangement of sash with hip-roof side-entry bay at rear. Right (west) side has nearly symmetrical arrangement of sash with shed roof projected first floor window bay at rear. Windows are generally 6/1 double-hung wood sash. Asphalt shingle roofing; ribbon-coursed wood shingle siding; foundation not visible. Broad roof eaves have exposed rafter tails and bracket supports. Terraced yard; set of four concrete steps.

Contributing two-bay garage with ribbon-coursed wood shingle siding, parapet, and hipped pent roof over modern overhead doors. Asphalt driveway.

22 Spruce Street

c.1914

Two-story rectangular plan house with side-gable roof. Symmetrical primary façade; full width front porch with shed roof, tapered square columns, solid balustrade, modern enclosure with vinyl sash. Center entry door has sidelights at center and modern entry steps. Two second-floor front windows; chimney near center at roof ridge. Left (east) side has nearly symmetrical arrangement of sash with projected stair landing bay above side entry door at center. Right (west) side has nearly symmetrical arrangement of sash with shed roof projected first floor window bay at rear. Windows are generally 6/1 double-hung vinyl replacement sash. Asphalt shingle roofing; vinyl clapboard siding; brick foundation. Terraced yard; set of four concrete steps.

Contributing one-story two-bay garage with vinyl clapboard siding, parapet, and hipped pent roof over modern double-wide overhead door. Concrete driveway.

26 Spruce Street

c.1915

One-and-one-half story bungalow form house. Uneven side-gable roof has gambrel profile on front slope. Asymmetrical primary façade. Half-width recessed front porch at right (east) has tapered square column at corner on solid balustrade, and modern entry steps. Porch shelters entry door with single sash to right. Paired 1/1 windows to the left of the porch. (1930 Sanborn map shows this configuration is historic rather than a modern partial infill of an originally open full-width porch.) Full-width shed-roof dormer at second story contains two sash. Left (east) façade has asymmetrical arrangement of sash and side entry door. Right (west) façade has asymmetrical arrangement of sash and brick chimney visible above gable. Windows are generally 1/1 double-hung wood sash. Concrete block foundation; vinyl siding; asphalt shingle roofing. Terraced yard; set of four concrete steps.

Contributing two-bay garage with wood clapboard siding, slow-slope roof, and modern overhead doors. Asphalt driveway.

30 Spruce Street

c.1913

Andrew J. Lawson, builder

Two-story rectangular plan house with gable roof. Asymmetrical primary façade; full width front porch with shed roof, square corner columns with arched openings spanning between, solid balustrade, and modern entry steps at center. Porch shelters entry door with sidelights to left, bank of three casement sash to right. Two second-floor front windows with vinyl shutters to either side. Pair of smaller sash at attic centered on gable.

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Left (east) façade has asymmetrical arrangement of sash and small hipped roof side porch to rear. Right (west) façade has asymmetrical arrangement of sash, and small shed roof window bay at first floor. Windows are generally 1/1 double-hung vinyl replacement sash. Concrete block foundation; vinyl siding; asphalt shingle roofing. Terraced yard; two concrete steps.

34 Spruce Street

c.1911

Two-story rectangular plan house with gable roof. Asymmetrical primary façade; full width front porch with hip roof, tapered square columns on modern brick piers, modern wood balustrade, and modern entry steps at left. Porch shelters entry door with sidelights to left, Chicago style window to right. Two second-floor front windows with vinyl shutters. Pair of smaller sash at attic centered on gable. Left (east) side has asymmetrical arrangement of sash and gable roof attic dormer near center. Right (west) side has asymmetrical arrangement of sash and gable roof attic dormer near center. Windows are generally 1/1 double-hung vinyl replacement sash. Concrete block foundation; vinyl siding; asphalt shingle roofing. Terraced yard; set of four concrete steps.

Contributing two-bay garage shared with 38 Spruce Street that has gable roof, vinyl clapboard siding, and modern overhead door to left of original hinged paneled carriage doors. Asphalt driveway with concrete curbs.

38 Spruce Street

c.1913

Two-story rectangular plan house with side-gable roof. Asymmetrical primary façade; first story has gable roof entry portico with paired slender square columns, entry door and stoop to left, and double-hung sash with leaded glass sidelights to right. Second-floor front has single sash with vinyl shutters to either side of small casement sash. Left (east) side has asymmetrical arrangement of sash, side entry door at center, and small deck at rear. Right (west) side has asymmetrical arrangement of sash, and small shed roof window bay at first floor. Windows are generally a mix of 1/1 double-hung wood and vinyl replacement sash. Concrete block foundation; broad vinyl siding; asphalt shingle roof. Terraced yard; set of five concrete steps. Garage shared with 34 Spruce Street, as described above.

40 Spruce Street

c.1916

One-and-one-half story bungalow form house with side-gable roof. Symmetrical primary façade; full-width front porch beneath eave of gable with tapered square columns on wood and stone piers, solid balustrade, and recessed side entry steps at right. Porch shelters Chicago style windows to either side of center entry door with sidelights. Centered shed-roof dormer contains bank of three hopper sash. Left (east) side has asymmetrical arrangement of sash. Right (west) side has asymmetrical arrangement of sash and side entry door at center. Windows are generally 1/1 double-hung vinyl replacement sash. Concrete block foundation; broad wood clapboard siding at first floor with wood shingle siding above; asphalt shingle siding. Broad eaves have exposed rafter tails and bracket supports. Front yard is densely landscaped with low brick retaining wall. Historic brick driveway on west side of house

42 Spruce Street

c. 1924

Two story rear-facing L plan house; side-gable roof with false gambrel. Projecting gable-roofed entry vestibule at left, accessed by brick stoop with metal handrail. Paired 1/1 double-hung replacement sash to right (west) of entry. One-story sun porch on east side of house. Two second-floor front 1/1 double-hung replacement

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windows flank single center one-lite window. Left (east) side has asymmetrical arrangement of sash, shed roof rear wing, and sun room to front. Right (west) side has asymmetrical arrangement of sash, brick chimney to front of stair-landing bay and side entry door at center, and rear entry porch. Windows are generally 1/1 double-hung vinyl replacement sash and some 6/1 double-hung wood sash. Parged foundation; vinyl siding; asphalt shingle roofing. Terraced yard; set of three brick steps integral with brick front walk.

Contributing two-bay garage with side-gable roof, wood clapboard siding, and original folding wood paneled doors. Concrete driveway.

44 Spruce Street **c.1922**

Two-story four-square form house with shallow hip roof. Asymmetrical primary façade; full-width front porch with hip roof, Tuscan columns, and highly detailed decorative balustrade. Porch shelters bank of three sash near center with front door and entry steps to right. Two pairs of sash at second-floor front. Elliptical eyebrow dormer. Left (east) side has asymmetrical arrangement of sash with hipped roof window bay to rear and large two-story rear addition. Right (west) side has asymmetrical arrangement of sash and side entry door. Windows are generally 6/1 double-hung vinyl replacement sash. Parged foundation; wood shingle siding with continuous belt course at second floor window sills; asphalt shingle roof. Broad roof eaves of original house have intermittent oversized mutules.

Contributing two-bay garage with hipped roof, wood shingle siding, and modern double-wide overhead door. Concrete driveway.

50 Spruce Street **c.1920**

Two-story rectangular plan house with side gable roof. Asymmetrical primary façade; full-width front porch with shed roof and tapered square corner columns on solid balustrade. Porch shelters entry door with sidelight and modern entry steps to left, bank of three sash to right. Two second-floor front 1/1 double-hung windows. Elliptical eyebrow dormer. Left (east) side has asymmetrical arrangement of sash, stair-landing bay and side entry door at center, and rear entry porch. Right (west) side has asymmetrical arrangement of sash, stepped brick chimney to front, and shed roof first floor window bay to rear. Windows are generally 1/1 double-hung vinyl replacement sash. Concrete block foundation; wood shingle siding; asphalt shingle roofing. Slightly terraced yard; set of two concrete steps.

Non-contributing modern two-bay garage with gable roof, modern vertical siding, and double-wide overhead door; noncontributing due to age. Concrete driveway.

52 Spruce Street **c. 1920**

One-and-one-half story bungalow form house with broad side-gable roof. Asymmetrical primary façade; first story has full-width front porch beneath side-gable with square columns on solid balustrade, historic enclosure with multi-lite casement sash, and entry door to left with modern entry steps. Two-thirds width shed dormer at center of second story contains two pairs of 6/6 double-hung sash. Left (east) side has asymmetrical arrangement of sash with shed-roof window bay at center, and modern rear porch. Right (west) side has asymmetrical arrangement of sash and stepped brick chimney to front. Windows are mix of multi-lite wood

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double-hung and casement sash with a few double-hung replacement sash. Parged foundation; wood shingle siding; asphalt shingle roofing. Roof eaves have exposed rafter tails and oversized support purlins.

Contributing two-bay garage with side-gable roof, wood shingle siding, and modern double-wide overhead door. Asphalt driveway.

54 Spruce Street **c. 1923**

Two-story four-square form house with side gable roof and single story rear addition. Asymmetrical primary façade; full-width front porch with shed roof and tapered square columns on solid balustrade with segmented arched openings. Porch shelters large single sash to left, projected entry door with sidelights and entry steps to right. Two second-floor front 6/1 replacement windows. Flared front shed dormer contains three hopper sash. Left (east) side has nearly symmetrical arrangement of sash with shed roof first floor window bay to rear, and single story rear addition. Right (west) side has asymmetrical arrangement of sash with shed roof stair landing bay over side entry door at center. Windows are generally 1/1 double-hung vinyl replacement sash. Parged foundation; wood shingle siding; asphalt shingle roof. Broad roof eaves have shaped rafter tails.

Contributing single-bay garage with jerkinhead gable roof, wood shingle siding, and modern overhead door. Asphalt driveway.

58 Spruce Street **c. 1922**

Two-story four-square form house with side gable roof. Asymmetrical primary façade; full-width front porch with hip roof. Right half of porch is enclosed, clad in vinyl siding with banks of 6/6 windows. Left half of porch is open and has square columns on solid balustrade. Porch shelters entry door with modern entry steps at left. Two second-floor front 6/1 wood windows. Shed dormer contains bank of three hopper sash. Left (east) side has asymmetrical arrangement of sash and rear entry porch. Right (west) side has asymmetrical arrangement of sash with hip roof first floor window bay to rear. Windows are generally 6/1 double-hung wood sash. Parged foundation; vinyl siding; asphalt shingle roof.

Noncontributing modern one-and-one-half bay garage with shallow gable roof, vinyl clapboard siding, and modern overhead door (noncontributing due to age). Concrete driveway.

60 Spruce Street **c. 1923**

Two-story rectangular plan house with cross-gable roof. Asymmetrical primary façade; full-width front porch with shed roof, modern slender square columns, and modern balustrade. Porch shelters Chicago style window to left, projected entry door with sidelights at right. Four second-floor front 6/1 double-hung wood windows in broad centered cross-gable; one 6/1 front attic window. Left (east) side has asymmetrical arrangement of sash, first story hip roof window bay to rear and shed-roof single story extension. Right (west) side has asymmetrical arrangement of sash and side entry door. Windows are generally 6/1 double-hung wood sash. Foundation not visible; vinyl siding; asphalt shingle roof.

Contributing two-bay frame garage with gable roof, vinyl clapboard siding, and modern double-wide overhead door. Asphalt driveway.

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62 Spruce Street

c. 1924

One-and-one-half story bungalow form house with broad side-gable roof and uneven side-gable rear addition. Asymmetrical primary façade; full-width front porch beneath side gable has broad tapered brick columns and pier at entry steps, solid wood balustrade, and brick entry steps to right. Porch shelters Chicago-style window to left of front door. Full-width shed dormer contains four single-sash. Left (east) side has asymmetrical arrangement of sash, stepped brick chimney to front, and first floor shed roof window bay to rear. Right (west) side has asymmetrical arrangement of sash and uneven gable rear addition. Windows are generally 6/1 double-hung vinyl replacement sash. Concrete block foundation; vinyl siding; asphalt shingle roofing. Terraced yard; set of four modern concrete steps.

Contributing two-bay frame garage with gable roof, vinyl clapboard and fish-scale siding, and modern double-wide overhead door. Asphalt driveway shared with No. 64.

64 Spruce Street

c. 1919

One-and-one-half story bungalow form house with broad side-gable roof. Asymmetrical primary façade; full-width front porch beneath side-gable has tapered square wood columns on solid balustrade with pointed arch openings in between, and entry steps at left. Porch shelters projected front door with sidelights to left, Chicago-style window to right. Centered half-width gable dormer contains pair of sash at center. Left (east) side has asymmetrical arrangement of sash and shed roof stair landing bay. Right (west) side has asymmetrical arrangement of sash with stepped brick chimney to front of centered first floor shed roof window bay. Windows are generally 6/1 double-hung wood sash. Foundation not visible; vinyl siding; asphalt shingle roofing. Broad roof eaves have triangular supporting brackets. Terraced yard; set of three concrete steps.

Contributing one-and-one-half-bay frame garage with gable roof, vinyl clapboard siding, and modern overhead door to right of man door.

66 Spruce Street

c. 1921

One-and-one-half story side-facing U plan house with cross-gable on hip roof. Asymmetrical primary façade; first story has French doors to left, picture window with casement sash abutting either side at center, and slightly recessed entry door to right. Small gable on hip at center contains stained glass hopper sash above. Left (east) side has projected gable roof screened-in porch to rear, shallow hip roof window bay near center, and multi-lite fixed sash to front with shed roof dormer and adjacent brick chimney at second story near center. Right (west) side is not easily visible, but has open courtyard formed by U plan. Windows are a mix of multi-lite steel and leaded glass casement sash. Stone foundation; wood clapboard siding; asphalt shingle roofing. House is unique on the street, and is likely architect designed.

Contributing single-bay garage with gable roof, wood clapboard siding, and modern wood overhead door. Asphalt driveway.

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The original owners of were Reuben J. and Della D. Carlson. Reuben was a long time chief engineer for at Hope's Windows (1913 until c.1960). This may have contributed to the unique fenestration seen throughout the house.

72 Spruce Street **c. 1952**

One story rear facing L plan house with side-gable roof. Asymmetrical primary façade; from left to right: double-bay attached garage with paneled wood overhead door, slightly projected bay with symmetrically arranged corner picture windows, side entry door and shallow stoop beneath eave of projected bay, and two single sash symmetrically arranged to right of door. Left (east) side has large single sash centered on gable, low-slope shed roof rear porch, and brick chimney above gable of garage. Right (west) side has symmetrical arrangement of sash. Windows are generally 1/1 double-hung vinyl replacement sash with applied shutters and some fixed wood frame picture windows. Concrete block foundation; vinyl siding; asphalt shingle roofing. Asphalt driveway.

76 Spruce Street **c. 1952**

One-and-one-half-story shallow front facing L plan house with cross-gable roof. Asymmetrical primary façade; low gable-on-hip cross gable at left contains picture window to left, entry door and stoop to right. To the right of the front door is a pair of sliding sash and a corner picture window. Recessed one-and-one-half-bay attached garage at far right has side gable roof and man door to left of vehicle door. Left (east) side has asymmetrical arrangement of sash with broad brick chimney to front of gable. Right (west) side has asymmetrical arrangement of sash with symmetrically arranged sash at garage wing. Windows are generally single-lite paired casement or slider vinyl sash that have recently replaced multi-light steel casement sash. Concrete block foundation; brick veneer wall at front of cross-gable and wood clapboard siding; concrete block foundation; asphalt shingle roof. Asphalt driveway.

SPRUCE STREET – NORTH SIDE (ODD)

11 Spruce Street **c. 1920**

Two-story four-square form house on raised lot with hipped roof. Asymmetrical primary façade; hipped roof entry door bay at left with multi-lite casement sash on either side and triple gang of sash to the right. Two second-floor front windows. Broad hip-roof attic dormer contains pair of hopper sash. Left (west) side has asymmetrical arrangement of sash and window bay supported by decorative brackets. Right (east) side is symmetrical with full-width hip-roofed porch on Doric columns sheltering pair of French doors with three sash above. Windows are generally 6/1 double-hung wood sash; second-floor windows have wood shutters with decorative cut-outs. Foundation material not visible; broad wood clapboard siding; asphalt shingle roof. Deeply overhanging roof eaves are accented with oversized mutules. Terraced yard; set of four concrete steps.

Contributing two-bay garage with hipped pent roof, clapboard siding, and parapet. Concrete driveway.

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15 Spruce Street

c. 1915

Andrew J. Lawson, Builder

Two-story rectangular plan house on raised lot with asymmetrical cross-gable roof. Asymmetrical primary façade; two-thirds width recessed front porch to left with broad square columns, historic enclosure, and colonial revival entry door at center of façade beneath eave. Shed-roof dormer and pair of sash centered above porch. To the right (east) of front door, two-story front-gabled section has paired windows at first and second floors, and hopper window in attic. Left (west) side has asymmetrical arrangement of sash beneath side-gable. Right (east) side has asymmetrical arrangement of sash with symmetrical cross-gable bay near center. Windows are a mix of 6/1 double-hung wood sash and 1/1 double-hung replacement vinyl sash. Concrete block foundation; wood shingle siding; asphalt shingle roofing. Broad roof eaves have exposed rafter tails and are supported with king-post brackets. Terraced yard; set of four concrete steps with metal handrails.

Contributing two-bay frame garage with wood shingle siding and replacement double-wide door. Concrete driveway adjoins that of No 11.

17 Spruce Street

c. 1917

Two-story square plan house on raised lot with side-gable roof. Asymmetrical primary façade; off-center front door with brick entry stoop has one 6/1 window to its left, one smaller 6/1 window to its right. To the right of the door and windows is a bay window containing five 4/1 sash. Pent roof spans façade above first-floor level. Second-floor front is symmetrical with paired 6/1 sash at center, larger 6/1 window to either side. Left (west) side has symmetrical arrangement of sash centered on peak of uneven side-gable. Right (east) side has asymmetrical arrangement of sash beneath uneven side-gable. Windows are generally 6/1 double-hung replacement vinyl sash. Brick foundation; vinyl siding; asphalt shingle roofing. Terraced yard; set of five concrete steps.

Contributing one-and-one-half bay frame garage with uneven gable roof, vinyl clapboard siding, and hipped pent roof over vehicle door. Asphalt driveway.

21 Spruce Street

c. 1914

Two-story four-square form house; side-gable roof with broad eaves. Nearly symmetrical primary façade; full-width hip roof front porch with tapered square columns and wood railing shelters two evenly spaced picture windows with transom and front door to right. Two second-floor front windows. Wide flared shed dormer contains bank of four sash. Left (west) side has nearly symmetrical arrangement of sash with shed roof first floor window bay to rear and bank of three sash at attic. Right (east) side has asymmetrical arrangement of sash with side entry door, projecting stair landing bay, and bank of three sash at attic centered in gable. Windows are generally 1/1 double-hung vinyl replacement sash. Parged foundation; wood clapboard siding at first floor with wood shingle siding above; asphalt shingle roofing. Terraced yard; set of four concrete steps.

Contributing one-and-one-half bay frame garage with wood clapboard siding, pedestrian to left of single bay vehicle door, and gable roof. Concrete driveway shared with No. 25.

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25 Spruce Street

c. 1916

Two-story side-facing T plan house on raised lot with cross-gable roof. Asymmetrical primary façade. Two-thirds width uneven projecting cross gable contains arched front door and hood supported on brackets to left and shallow projected bank of three casement sash and transoms to right. Second floor of cross gable has two double-hung sash, above which is one centered attic window. One first-floor 6/1 double-hung window in recessed portion of façade to the left of the cross gable, above which is a shed-roofed dormer. Left (west) side has single-bay side-gable attached garage facing street to rear, asymmetrical arrangement of sash, and tapered brick and stucco chimney. Right (east) side has asymmetrical arrangement of sash with large shed roof attic dormer. Windows are generally a mix of 6/1 double-hung wood sash and multi-lite wood casement sash with some vinyl replacements. Foundation material not visible; broad vinyl siding; asphalt shingle roofing. Terraced yard; set of four concrete steps at center; narrow set of four brick steps integrated with narrow brick sidewalk east of house.

29 Spruce Street

c. 1915

Two-story rectangular plan house on raised lot with cross-gable roof. Asymmetrical primary façade; two-thirds width projected enclosed porch beneath roof of side gable to left surrounded by modern deck/entry stoop. One-third width two-story cross gable to right has pair of sash at first floor and single sash at second floor; hopper sash in attic. Left (west) side has uneven side gable with asymmetrical arrangement of sash. Right (east) side has partial side gable to rear and asymmetrical arrangement of sash. Windows are generally a mix of 6/1 and 1/1 double-hung wood sash. Concrete block foundation; wood shingle siding; modern standing seam metal roofing.

Contributing two-bay side-gable garage with wood clapboard siding and modern double-bay overhead door. Concrete driveway with concrete curbs.

33 Spruce Street

c. 1918

Two-story four-square form house on raised lot with side-gable roof. Full-width front porch with tapered wood posts on rock-faced concrete block piers; balustrade has turned spindles (not original). Porch shelters entry door to left, Chicago-style window with leaded glass sidelights to right. Two second-floor front double-hung windows. Gable roofed attic dormer contains two hopper sash. Left (west) side has asymmetrical arrangement of sash and side entry door. Right (east) side has asymmetrical arrangement of sash with shallow shed roof window bay at rear of first floor. Windows are generally 6/1 double-hung vinyl replacement sash. Terraced yard; set of three concrete steps. Concrete block foundation; wood clapboard siding at first floor with ribbon-coursed wood shingle siding above; asphalt shingle roof.

Contributing single-bay gable roof garage with wood shingle siding and modern overhead door. Concrete driveway.

37 Spruce Street

c. 1915

Two-story four-square form house on raised lot with hipped roof. Asymmetrical primary façade; full-width front porch with low-slope roof, square brick columns, modern enclosure, and entry steps to right. Two second-floor front windows. Front and side hip-roof attic dormers with fish-scale slate siding contain pair of sash.

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Windows are generally 1/1 double-hung replacement sash. Dark glazed brick walls and foundation; asphalt shingle roofing. Terraced yard; set of three concrete steps with metal pipe handrail.

Contributing three-bay detached garage with clapboard siding, modern overhead doors and stepped parapet shared with 39 Spruce Street. Asphalt driveway.

39 Spruce Street **c. 1920**

Two-story rectangular plan house on raised lot with side-gable roof. Center entrance with sidelights and fanlight sheltered by gable-roofed entry portico, which is supported by paired fluted columns. Portico has denticulated cornice. Triple windows to either side of entrance composed of 1 6/1 window flanked by 4/1 windows. Three second-floor front 6/1 double-hung sash. Left (west) side has asymmetrical arrangement of sash and rear entry porch. Right (east) side has asymmetrical arrangement of sash and projected first floor bay at rear. Windows are generally 6/1 double hung vinyl replacement sash, some with vinyl inoperable shutters. Foundation not visible; broad wood clapboard siding; asphalt shingle roofing. Terraced lot; set of three concrete steps.

41 Spruce Street **c. 1915**

Andrew J. Lawson, Builder

Two-story rectangular plan house on raised lot with gable roof. Symmetrical primary façade; full width front porch with shed roof, square wood columns on solid rail, modern enclosure with casement sash, and modern entry door and stoop at center. Second-floor front has two 1/1 windows. Multi-lite sash centered at attic. Left (west) side has nearly symmetrical arrangement of sash with shed roof first floor bay to rear and shed-roof attic dormer at center. Right (east) side has asymmetrical arrangement of sash, shed roof side entry bay to rear, and shed-roof attic dormer at center. Windows are generally 1/1 double-hung vinyl replacement sash. Asphalt shingle roofing; vinyl clapboard siding; foundation not visible. Terraced yard; set of three concrete steps. Contributing single-bay frame garage with gable roof, clapboard siding with wood shingle siding in gable, and modern overhead door. Concrete driveway shared with No. 45.

45 Spruce Street **c. 1924**

Two-story square plan house on raised lot with side-gable roof. Asymmetrical primary façade; full-width front porch with shed roof, slightly tapered square columns on solid rail, and modern entry steps to right. Porch shelters bank of three sash to left and entry door with sidelights to right. Two second-floor front double-hung windows with modern inoperable shutters. Left (west) side has asymmetrical arrangement of sash, stepped brick chimney with decorative coursing, and shed roof window bay to rear. Right (east) side has symmetrical arrangement of sash, projected stair landing bay with shed roof above side entry door at center, and hipped roof enclosure rear porch. Windows are generally 1/1 double-hung vinyl replacement sash. Parged foundation; wood shingle siding; asphalt shingle roofing. Terraced yard; modern set of four wood steps with wood rail.

Contributing two-bay garage with side-gable roof, wood shingle siding, modern overhead door at left and infilled bay at right.

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51 Spruce Street

c. 1922

Two-story four-square form house on raised lot with side-gable roof. Nearly symmetrical primary façade; full-width front porch with hipped roof, tapered square columns on brick piers, segmented arch openings, solid rail, and modern entry stoop to right. Porch shelters bank of three sash to left and front door with broad sidelights to right. Two second-floor front 6/1 windows. Shed roof dormer contains bank of four casement sash. Left (west) side has nearly symmetrical arrangement of sash with projected first floor window bay at rear. Right (east) side has asymmetrical arrangement of sash with modern single story rear wing, and side entry door at front with arched hood and modern stoop. Windows are generally mix of 1/1 and 6/1 double-hung wood sash. Brick at foundation and first floor with ribbon-course wood shingle siding above; asphalt shingle roofing. Broad roof eaves have exposed rafter tails and oversize purlins. Terraced yard; set of three concrete steps. Asphalt driveway.

53 Spruce Street

c. 1915

Two-story four-square form house on raised lot with side-gable roof. Symmetrical primary façade; full width front porch with shed roof, square paneled columns, solid rail, and modern side and front entry stoops. Porch shelters single sash to either side of projected entry door. Two second-floor front windows. Gable roof attic dormer contains pair of hopper sash. Left (west) side has nearly symmetrical arrangement of sash with projected first floor window bay at rear. Right (east) side has asymmetrical arrangement of sash and modern single story rear wing. Windows are generally 6/1 double-hung vinyl replacement sash. Foundation not visible; vinyl siding; asphalt shingle roofing. Terraced yard; set of four concrete steps. Asphalt driveway.

57 Spruce Street

c. 1916

Two-story four-square form house on raised lot with side-gable roof. Nearly symmetrical primary façade; full width front porch with shed roof, tapered square columns on solid rail, and modern front entry stoop. Porch shelters bank of three sash to left and single sash to right of projected entry door. Two second-floor front windows. Shed roof attic dormer contains bank of three sash. Left (west) side has nearly symmetrical arrangement of sash with projected first floor window bay at rear. Right (east) side has asymmetrical arrangement of sash and side entry door at center. Windows are generally mix of 1/1 and 6/1 double-hung wood sash. Concrete block foundation; wood clapboard siding at first floor with wood shingle siding above; asphalt shingle roofing. Terraced yard; set of four modern wood steps.

Contributing two-bay garage with double wide overhead door and flat roof. Concrete driveway.

59 Spruce Street

c. 1924

Two-story rectangular plan house on raised lot with side-gable roof. Off-center front door to west (left) sheltered by gable-roofed entry portico, which is supported by slender Tuscan columns in groups of three. Fanlight over front door. Right (east) of entrance are two 6/1 wood windows. Three 6/1 double-hung wood windows at second-floor front. Eyebrow dormer. Left (west) side has asymmetrical arrangement of sash, side entry door, and arched attic window at center of gable. Right (east) side has full width porch with low-slope roof, shaped false pergola tails, Tuscan columns and wood balustrade, asymmetrical arrangement of sash, brick chimney and arched attic window in gable. Windows are generally 6/1 double-hood wood sash with modern

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inoperable shutters. Brick foundation; aluminum siding; asphalt shingle roofing. Terraced yard; three concrete steps.

Contributing two-bay garage with side gable, clapboard siding, and modern double wide overhead door. Driveway under reconstruction.

61 Spruce Street

c. 1923

Two-story rear-facing L plan house on raised lot with side-gable roof. Asymmetrical primary façade; wraparound single story addition with false mansard roof wraps southwest corner; paired casement windows at front of this addition. Recessed entry porch to the right of this addition shelters shallow curved window bay and entry door. Paired casement windows to the right of recessed porch, above which is a pent roof. Four symmetrically arranged sash at second-floor front. Windows are a mix of 6/1 double-hung wood and replacement vinyl sash and newer multi-lite casement sash. Asphalt shingle roofing; vinyl clapboard siding; parged foundation. Terraced yard; set of two concrete steps.

Contributing two-bay garage with side-gable roof, vinyl clapboard siding and modern double-wide overhead door. Asphalt driveway.

63 Spruce Street

c. 1921

One-and-one-half story bungalow form house on raised lot with uneven side-gable roof. Symmetrical primary façade; full-width front porch beneath roof has turned columns, modern balustrade, and modern entry steps. Porch shelters projected entry door with 1/1 sash to either side. Full-width shed dormer contains two pairs of sash. Left (west) side has asymmetrical arrangement of sash. Right (east) side has nearly symmetrical arrangement of sash with shed roof projected first floor window bay at rear. Windows are primarily 1/1 double-hung sash with some vinyl replacements. Modern standing seam metal roofing; vinyl clapboard siding; concrete block foundation. Terraced yard; set of four concrete steps.

Noncontributing modern one-and-one-half bay garage with gable roof; noncontributing due to age. Asphalt driveway.

65 Spruce Street

c.1927

Two-story L plan house on raised lot with cross gable roof. Asymmetrical primary façade. Front entrance in enclosed projecting gable-roofed vestibule. Left (west) of entrance is a bank of three casement windows; left of these windows is a former garage bay, now a porch with modern deck. Side-gabled section to the east has bank of three casement windows with transoms at front. Second-floor front windows are bank of three casements in gable, directly above matching bank at first floor. Front gable has jerkinhead peak. Left (west) side has asymmetrical arrangement of sash beneath low roof eave and broad shed-roof dormer at second story with two pairs of sash. Right (east) side has symmetrical gable with arched sash to either side of central stucco chimney. Windows are generally multi-lite leaded glass wood casement sash with brick sills. Slate shingle roofing; rough stucco siding with brick base; parged foundation. Terraced yard; set of four concrete steps. Concrete former driveway on Spruce Street.

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Non-contributing modern two-and-one-half bay gable roof garage facing Buffalo Street; noncontributing due to age. Asphalt driveway.

BUFFALO STREET – SOUTH SIDE (EVEN)

102 Buffalo Street

1927-28

Perry W. Goodwin House, designed by Beck and Tinkham

Picturesque one-and-one-half story Tudor Revival-style house on corner lot; brick walls with cast stone trim. Front-gabled roof facing Buffalo street, with cross-hipped wing extending toward Lakeview Avenue. Front entrance in nested-gable vestibule; arched doorway with stone voussoirs. Left (east) of front entrance is arched window opening containing paired casement windows flanked by single casements; second-floor window directly above this is similarly arched containing three casements. Grouped casement windows with transoms in west wing. Two-car attached garage at juncture of front-gable and jerkinhead-roofed east wing. Prominent slate roof. Metal fence at perimeter of yard. Concrete driveway.

Perry W. Goodwin was employed by the Lake View Cemetery Association for 50 years, serving as a laborer, then assistant superintendent, then superintendent until his retirement in 1928.

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Statement of Significance

Overview

The Lakeview Avenue Historic District is significant under National Register Criterion A in the area of Community Planning and Development for its association with the growth and expansion of the City of Jamestown, Chautauqua County, New York during its period of peak economic prosperity. The district encompasses 219 properties, primarily residences, stretched along a street running north from the early village's outskirts at Sixth Street and connecting to the community's early rural cemetery. Originating as a rough rural road in the early nineteenth century, when Jamestown was a small frontier village, Lakeview Avenue became more heavily traveled when a rural cemetery was established in 1858 at its north end, becoming the village's main burial ground.³ The road was deliberately transformed into an elegant residential street through the efforts of large land owners, particularly Phineas Crossman, who owned 85 acres along Lakeview Avenue and was related to many other early landowners through marriage. Crossman's efforts to improve Lakeview Avenue and subdivide his land holdings helped make this once-remote lane one of the growing village's most fashionable addresses by the 1880s. New residents in the 1870s and 1880s included some of Jamestown's most prosperous business leaders and professionals, who built substantial, architecturally sophisticated suburban estates on and near Lakeview Avenue.

When the Jamestown Street Railway Company expanded its downtown horse-drawn streetcar route into an extensive network of electric streetcars, starting with the "Lakeview Avenue and Cemetery Belt" in June 1891, Lakeview Avenue became the spine of streetcar-oriented residential development as Jamestown's rapidly growing population spread beyond the downtown core into the surrounding area. Real estate investors like Edward Morgan subdivided and marketed suburban tracts adjacent to the streetcar line as healthy, attractive, and convenient locations for family living, and a new wave of prosperous residents moved into the neighborhood as the ability to commute via streetcar made life along Lakeview Avenue feasible for a broader spectrum of residents. The construction of a new school in the neighborhood in 1911 was evidence that this once-remote section of Jamestown was a booming residential section.

As automobile ownership, a novelty in the first few years of the twentieth century, became more common among the Jamestown's most prosperous citizens, residents of Lakeview Avenue built garages and petitioned for the paving of the avenue, which was accomplished in 1908. Many houses along the side streets, particularly at the north end of the nominated district, were built with garages in the 1910s and 1920s, when car ownership was an expectation rather than a rarity.

³ Although spelled "Lakeview Avenue" today, historically the road was known as Henry Street until 1865, when its name was changed to "Lake View Avenue." By the 1930s it appears that the names "Lakeview Avenue" and "Lake View Avenue" were both in use. "Lakeview Avenue" is now the standard spelling for the street name; the cemetery is still "Lake View Cemetery."

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The 1930s saw both the end of the streetcar era and the start of a long period of economic decline in Jamestown. Lots in the Lakeview Avenue area that had not been filled by the onset of the Great Depression generally sat empty until after World War II, when a flurry of new activity brought the construction of new houses and a sophisticated mid-century modern church, now Christ First United Methodist Church, in the nominated district. New construction after the early 1960s in the nominated district has consisted of a few multifamily apartment buildings on large lots formerly occupied by mansions.

The district is also significant under Criterion C as an outstanding intact collection of nineteenth and early twentieth century residential architecture in Jamestown that documents the transformation of the corridor from remote rural outskirts to fashionable suburban enclave, then to a convenient commuter suburb, a process that occurred in tandem with Jamestown's decades of peak prosperity and growth. Houses in the district include high-style and vernacular Greek Revival-style farmhouses built in the mid-nineteenth century, late nineteenth and early twentieth century examples of high-style domestic architecture designed by notable architects, and more modest interpretations of popular styles designed by builders. The cemetery also contributes to the district's design significance, as an excellent example of the nineteenth-century rural cemetery movement.

Period of Significance

The period of significance for the Lakeview Avenue Historic District is c. 1850 to 1961, encompassing the span of time when the district transformed from a rural road to a commuter suburb. In 1850, Lakeview Avenue, then known as Henry Street, was a rough country road through Jamestown's sparsely settled outskirts; the Crosby house at 47 Liberty Street (1849-50) remains, as do several other mid-nineteenth-century farmhouses representing the neighborhood's rural origins. After Lake View Cemetery was established in 1858 as Jamestown's main cemetery, Henry Street began to be a familiar and well-traveled route, renamed Lake View Avenue in 1865. Most buildings in the district were built between 1880 and 1930, when the neighborhood was growing rapidly as a fashionable streetcar suburb. The last few single-family houses in the district were built in the late 1950s, when houses typical of the post-war building boom were built on a handful of lots that had not previously been developed. At about the same time these houses were constructed, the building now known as Christ First United Methodist Church was built at the southwest corner of Lakeview Avenue and Buffalo Street. Built in two phases, in 1958 and 1961, this building is individually significant as one of Jamestown's best examples of mid-century modern architecture. By 1961, the district was fully built out, and Jamestown was experiencing economic decline and population loss associated with the decline of its industrial base. The only buildings in the district constructed after 1961 were multifamily apartment buildings that are not consistent with the scale or character of earlier construction.

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Early History of Jamestown: Prehistory to the 1810s⁴

Jamestown is located in Chautauqua County in the southwestern corner of New York state. The county's geographical and natural features, including Lake Erie, Lake Chautauqua, and the large terminal moraine known as "the ridge," were created by glaciers of the Wisconsin Ice Age. The ridge parallels Lake Erie about three to six miles inland. The area west of this line of hills is part of the Erie-Ontario Plains Region and its streams drain into Lake Erie, through Lake Ontario and the St. Lawrence, thence into the Atlantic Ocean. Most of the county is located east of the ridge and is part of the Allegheny Plateau. Waterways of the Allegheny Plateau, including Jamestown's Chadokoin River, empty into the Allegheny River, then into the Ohio and Mississippi Rivers, with the Gulf of Mexico as the final destination.

The city of Jamestown has two major natural features, both of which significantly affected settlement patterns and economic development. One is the Chadakoin River; the other is the hilly terrain. Labeled "The Chautauqua Lake Outlet" on nineteenth-century maps (signifying its relationship to the lake), the river enters the city of Jamestown from the northwest. It then travels south to just below the current city center, at which point it turns east, then exits the city at the northeast. Development focused early on the river banks, where transportation and waterpower were easily accessible; the hilly surrounding terrain hindered the outward spread of development and reinforced a compact urban core.

The region was inhabited by Native Americans long before European immigrants arrived. The final group of Native Americans to live in the Jamestown area was the Cornplanter group of the Seneca, who camped on a hillside south of the Chadakoin River near the present Washington Street bridge from the sale of their land in 1797 until their final move to reservations in the 1830s.

The area that is now Chautauqua County was part of the vast 3.3 million-acre tract known as the Holland Purchase, which was officially acquired by the Holland Land Company, a group of Dutch investors, in 1798. Settlers from New England and eastern New York State began moving into the region in 1799. The Holland Land Company established a land office in Batavia in 1801 to divide the territory into ranges, townships, and lots. Mayville became the center of the Holland Land Company's land transactions in Chautauqua County, as well as the county seat, when the county was established in 1808.

Settlement of what is now Jamestown began in 1806 when James Prendergast, for whom the city is named, came upon a site along the Chadakoin River known as "The Rapids" while searching for a pair of strayed horses. The name was a reference to the swift waters at that point in the outlet of Lake Chautauqua. The

⁴ Sections on Jamestown history are adapted from *Intensive Level Historical Survey Report, City of Jamestown, New York*, prepared for the Jamestown Urban Renewal Agency, by Bero Associates, Preservation Consultants, 1993.

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combination of ample waterpower and vast amounts of available timber nearby were the two key factors that prompted Prendergast to develop the site as a milling settlement.

The early settlement developed on the north side of the Chadakoin River. The first survey of village lots was completed in 1815 by Thomas Bemus, nephew of James Prendergast. Lots in the village were all 50 x 120 feet and were sold for \$50 each. The area was difficult to develop due to the uneven topography and swampy conditions. Land south of First Street was left unplatted to allow for future industrial development along the river corridor, which allowed space for raceways, mills, and factories. The early commercial district grew up along North Main Street beginning at First Street. Early residential neighborhoods were located along the north-south streets of Cherry, Pine, and Spring and the east-west streets of Second, Third, Fourth, and Fifth. From its beginnings, village development paralleled the river.

Early Commerce and Industry: 1810s to 1860

Jamestown's early economic development, prior to the advent of the railroad in 1860, supported a variety of workshops, stores, small factories, and mills. The setting and geography contributed much; locally available resources spurred the development of Jamestown's industries.

In 1815, when Jamestown was officially named in honor of James Prendergast, the settlement consisted of a clearing of about 60 acres with only 13 families. In addition to houses, Jamestown had a general store, a blacksmith shop, a tannery, four taverns, a potter's shop, a furniture shop, a saw mill, a grist mill, and a wool carding business. Many of the businesses were located along Main Street between First and Fourth streets. Prospects for growth were limited, however, by the high costs of transportation. Roads were poor and difficult to travel due to stumps and mud. Stagecoach lines began in the 1820s, but given the primitive state of the roads, water travel was an important mode of transportation. Goods and materials were shipped from Jamestown down the Chadokoin River and Conewango Creek to the Allegheny River in flatboats and keelboats. Although the opening of the Erie Canal spurred development throughout New York state, the influence on Jamestown was minimal as there was no easy route from Jamestown to the canal.

The lumber, furniture, and textile industries established in Jamestown's early years proved to be important to the development of the settlement, despite the initially high cost of transportation. The development of the furniture industry played a particularly important role in Jamestown's history. The plentiful timber of nearby forests (principally white pine, but also cherry, maple, and walnut), available water power, and river transportation nurtured the furniture industry from the earliest settlement days.

By 1827, when Jamestown became an incorporated village with a population of 393, the settlement that had begun as a rustic lumbering center on a 60-acre clearing had grown to an area of about one and a half square

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miles. The expansion of the village was in part due to the efforts of Dr. Elial T. Foote, local physician, judge, bank president, and historian. In 1822, Foote traveled to Philadelphia to meet with Paul Busti, land agent for the Holland Land Company, from whom he purchased 350 acres, now most of eastern Jamestown. Foote was a promoter of industrial development in Jamestown and donated land for several church buildings (First Methodist, Swedish Methodist, First Congregational, and First Baptist). He sold much of his tract in parcels ranging from five to forty acres. He also transferred a five-acre parcel on the east side of what is now Lakeview Avenue to his daughter, Mary Ann Crosby; in the early 1880s Mary Ann subdivided the property and sold individual lots on the east side of Lakeview Avenue and the west side of what is now Liberty Street (see below).

By the 1850s, Jamestown was a well-established village of some 3,000 residents. The village's commercial district was a compact area centered on Main Street between the river and Fourth Street; houses dotted the grid-patterned surrounding streets, as shown on an 1854 map (Figure 1). Industry was concentrated along the river, where factories could take advantage of waterpower.

The coming of rail transportation to Jamestown in 1860, in the form of a spur of the New York and Erie Railroad that ran along the river, was a major factor in the prosperity and expansion of the village. Shipping costs for imported goods were reduced while profits on locally manufactured exports increased. The railroad was largely responsible for Jamestown's boom years because it enabled small factories and artisans' shops to expand into large manufacturing plants. The advent of the railroad kicked off a period of rapid economic and population growth: from 1860 to 1886, the year in which Jamestown achieved city status, Jamestown's population increased from 3,155 residents to about 15,000. The increased population provided additional labor supply, greater demand for locally produced goods, and rapid growth of neighborhoods around downtown Jamestown, including what is now the Lakeview Avenue area.

In addition to natives of New England and eastern New York, pre-Civil War Jamestown attracted immigrants from Ireland, who were arriving in the United States in large numbers in the mid-nineteenth century, as well as a handful of Swedish immigrants. After the Civil War, Jamestown, like other industrializing communities in the United States, attracted immigrants from Italy and Eastern Europe, in addition to a sizable number of Swedish and British immigrants drawn by the furniture and textile industries, respectively. The Swedish influx was unusual in New York state, as most Swedes settled farther west; by 1890, more than 5,000 native Swedes had settled in Chautauqua County, mostly located in Jamestown, giving it the tenth largest Swedish population of any county in the United States.⁵ As the population diversified, ethnic enclaves formed where natives of the same region lived surrounded by their compatriots and developed their own churches and other community institutions. Neighborhoods such as "Swede Hill" and "English Hill" reflected this tendency of new immigrants to live close to others with similar backgrounds.

⁵ Peter A. Lombardi, *Jamestown, New York: A Guide to the City and its Urban Landscape* (Albany: State University of New York, 2014), 12.

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Lake View Cemetery

Lake View Cemetery, at the north end of the historic district, was established in 1858, as growth and changing ideas about appropriate burial sites made the village's existing cemetery unsuitable. Prior to the establishment of Lake View Cemetery, Jamestown's main burial ground was located at Fifth and Cherry streets. By the mid-nineteenth century, the downtown cemetery was running out of space, and its central location was considered undesirable for sanitary reasons. At a meeting in July 1858, village voters passed a resolution authorizing village trustees to impose a tax to raise \$1,500, the maximum that a village of its size could raise, toward the purchase of land for a new cemetery. A group of citizens who recognized that \$1500 was unlikely to be sufficient formed a cemetery association, which raised additional funds to enable the purchase of more property. Together the village and the association purchased a total of 27.5 acres; a group of private citizens donated funds to allow the purchase of an additional 10 acres, bringing the entire size of the original cemetery to 37.5 acres. The land purchased for the cemetery was known as Carter's Woods, and was located at the north end of what was then known as Henry Street.

In April 1859, Gilbert W. Hazeltine, the cemetery superintendent, began laying out the grounds; by the time the cemetery was dedicated in October 1859 Hazeltine had laid out 600 lots and nearly four miles of roads. In 1860, a Catholic cemetery was established north of Lake View Cemetery on the east side of North Main Street. Due to later northward expansion of Lake View cemetery, the old Catholic cemetery is now surrounded on three sides by Lake View Cemetery; the two remain separately owned entities, and although the Catholic cemetery is no longer fenced, it is easily distinguished by its elevated site, mature trees lining its perimeter, and the presence of older monuments than those in the surrounding, newer portions of Lake View Cemetery. (See description of the two cemeteries in Section 7.)

Lake View Cemetery is an example of a rural cemetery, a type of burial ground that gained popularity in the United States in the early and mid-nineteenth century. Rural cemeteries were picturesque landscapes inspired by romantic perceptions of nature, art, national identity, and the melancholy theme of death. Early and influential examples of rural cemeteries included Mount Auburn Cemetery in Cambridge, Massachusetts, Greenwood Cemetery in Brooklyn, and Mount Hope Cemetery in Rochester, all of which were specifically cited in Lake View Cemetery's dedication ceremonies as models. Lake View Cemetery incorporates the elements of rural cemetery design, including elevated viewsites, with views of Chautauqua Lake, location at the city outskirts, a romantic and pastoral setting, and picturesque landscapes. The setting and the grounds are spacious, providing a spiritually uplifting atmosphere for contemplation of nature and eternal life. Monuments and mausoleums in classical style represent purity and simplicity and exemplify the standard mode of the day.

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Lake View Cemetery became the final resting place of Jamestown's elite as well as ordinary citizens; as expressed by Hazeltine in his introductory address at the dedication ceremony, "This is one of the advantages of our cemetery; it combines the two objects of a rural cemetery and a public burial ground; it secures to the poor as well as to the rich their portion, and unites public with private effort in the care and improvement of the grounds."⁶ Lake View Cemetery now encompasses over 140 acres and contains over 43,000 burials, including early city leaders and their families like James Prendergast (1764-1846, moved from the previous cemetery), Orsell Cook (1807-1895), Alonzo Kent (1810-1888), Reuben Fenton (1819-1885), and William Broadhead (1819-1910). Catherine Harris (1809-1907), a local leader of the Underground Railroad and important member of Jamestown's African American community, is buried here, as is Edith Ainge (1873-1948), a local woman's rights activist. The actress Lucille Ball (1911-1989) is buried here as well.

Lakeview Avenue's Early Residents and Pre-Streetcar Development, 1850s-1880s

The street now known as Lakeview Avenue appeared on early maps as one of two north-south routes from downtown Jamestown into the city's outskirts and beyond. It was originally known as Henry Street, named for Henry Baker, who had purchased extensive property from James Prendergast in 1836; the name of the road was officially changed to Lake View Avenue in 1865. Baker is said to have planted street trees along Henry Street, but otherwise the road was in rough condition until at least the 1860s. By the middle of the nineteenth century there were just a handful of houses along the entire length of Henry Street, which extended from Sixth Street north to Oakhill Road, north of Buffalo Street. Henry Street ran parallel to "Fredonia Road" (now North Main Street), one of a number of plank roads established in Chautauqua County in the mid-nineteenth century to improve the primitive road conditions. Lakeview Avenue functioned as a toll-free alternative to the plank road: travelers headed for Jamestown were able to bypass the toll booth by turning west on Oakhill Road, which continued through what is now the north half of Lake View Cemetery (the diagonal alignment of the road is still easily visible in the cemetery's road system) and continuing south along Henry Street.⁷

In the mid-nineteenth century, few residents of Jamestown lived as far north as Sixth Street (see 1854 map, Figure 1). The Crosby family was one of the first to move to this part of the village. Samuel C. Crosby, a native of Vermont, came to Jamestown in 1833; he worked in the post office for a few years and in 1838 opened a general store. He married Mary Ann Foote, daughter of Dr. Eliel Foote (see above), in 1841. In around 1849, Dr. Foote deeded to his daughter five acres of land at the intersection of Sixth Street and Lake View Avenue; Samuel and Mary Ann built their house there. The Crosby property extended from Sixth Street past what is now Eighth Street, and from Lakeview Avenue to what is now Liberty Street (historically Crosby Street). The

⁶ *The Organization and Dedication Ceremonies of Jamestown Cemetery: its By-Laws, Rules & Regulations* (Jamestown, N.Y.: Sacket & Bishop, Journal Print, 1860): 14.

⁷ An evocative, although not contemporary, account of early conditions along Henry Street, is found in C.R. Lockwood, "Old Jamestown," *The Evening Star*, 5 April 1902.

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1867 map of Jamestown (Figure 2) shows the Crosby house set well north of Sixth Street close to Lakeview Avenue; her father's house can be seen farther east on Sixth Street.

In 1864, Mary A. Butler, the widow of Jamestown merchant C. N. Butler, became another early resident of the area when she moved from downtown Jamestown to Henry Street at what is now Van Buren Street with her seven young daughters. When she arrived, Henry Street was still "rough and studded with stumps" and frequently impassable in the spring due to mud. Mrs. Butler and her daughters established a rural lifestyle along Henry Street, which became Lake View Avenue in 1865, raising cows, chickens, and horses, and gardening.⁸ She later became a business owner: in 1884 she bought a neighbor's greenhouse, which she moved to her property and enlarged in order to establish a commercial florist business. A contemporary news item noted that "the location is very eligible as it is not far from Lake View cemetery and is one of the favorite avenues of the village. Mrs. Butler possesses to a rare degree the 'faculty' of cultivating plants, and in taking the management of a green house she will be engaging in a congenial and lucrative employment." Her daughter Sophie soon took over the business and became a highly respected florist as well.⁹

In the last quarter of the nineteenth century, Lakeview Avenue transformed from a rough rural road into a fashionable suburban boulevard as owners of large properties, including the Crosbys and Butlers, subdivided them into residential lots. In comparison to the increasingly crowded and industrializing city center, Lakeview Avenue and other locations in the city's hilly outskirts offered more space and cleaner air; as its name suggests, Lakeview Avenue (like the cemetery for which it was named) also offered views of Chautauqua Lake. These qualities made the avenue a desirable location for Jamestown's prosperous citizens who could afford a suburban lifestyle.

The most important figure in this transformation of Lakeview Avenue was Phineas Crossman (1829-1910), who actively sought to improve Lakeview Avenue as a desirable residential neighborhood. His contributions were described in detail in a 1902 article:

To him belongs more credit than to any other one man, in subduing the section referred to, as we believe true. About the year mentioned [i.e., 1849], he purchased and became owner of 85 acres of land lying along, on either side and in the regions of Henry street; this was procured with the view of clearing it up, cutting it into lots and building thereon. Conditioned as Jamestown then was, he must have had remarkable faith in its progress and prosperity. Through his energy, masterly courage and perseverance these lands became cleared and divided into lots, on parts of which he erected 104 dwellings at the cost of from \$300 to \$4,000 each.

⁸ The Butlers' lives were described in a series of articles, each titled "Leaves From A Family Tree," by A.W. Anderson, published in the *Jamestown Evening Journal* in 1934.

⁹ "A Green House for Lake View Avenue," *Jamestown Evening Journal*, 10 April 1884.

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Himself interested in contiguous improvements, Crossman devoted much time, energy and personal means thereto, both with public authority and individual owners. Among the things he was instrumental in doing, was the widening of Henry street from three rods to 66 feet, he buying needed lands at the personal expense of near a thousand dollars, himself donating several acres in addition; thus perfecting an improvement which merited great praise both private and public.

Mr. Crossman also opened and worked at his own expense, at least six streets aggregating in length three and three-fourths miles, costing him in money and labor over \$3,000, including setting out shade trees, but not donations of land.¹⁰

Mr. Crossman's wife, Caroline, was one of 13 children of Charles and Mary Price, who had arrived in Chautauqua County in 1826. Two of Charles and Mary's sons, Addison A. (1814-1901) and Wilson A. (1816-1905), came to Jamestown in 1839 and established themselves as carpenters and builders in the growing community. Wilson Price's obituary in 1905 noted, "Mr. Price has always been identified with the building interests of Jamestown, and in company with his brother, Addison A. Price, erected many of the homes and buildings now standing."¹¹

Many of the names of property owners along Lakeview Avenue on the 1867 map of Jamestown are those of the extended Price family: Wilson and Addison Price both owned property on the east side of Lakeview Avenue, as did Abel Kimberly (married to Eunice Price). Phineas and Caroline (Price) Crossman's house was on the west side of the avenue, as was that of Reuben Green (married to Anna Price). Abel Kimberly, like Wilson and Addison Price, was listed in city directories as a carpenter, and like them he may have also been a builder. At least three members of the next generation, Addison's sons Fred, Henry, and Oscar, were also involved in building and real estate. Oscar was also the first mayor of Jamestown.

Phineas Crossman's real estate ventures in the second half of the nineteenth century were extensive. The 1870 census indicates the value of his property was \$47,000; his wife Caroline also owned \$10,000 worth of property. (By comparison, his brother-in-law Abel Kimberly's property value was valued at \$2,000.) One issue of the *Jamestown Journal*, dated December 25, 1868, listed 17 recent houses "built by Phineas Crossman on or near Lake View Avenue."¹² These ranged in price from \$300 to \$2,000 and included one for A.N. (Adam Neff) Price, another of Charles and Mary's children. Twelve of the 17 were built for specific owners, with five built on speculation. Cross-referencing the named purchasers against the 1875 city directory shows that Crossman's houses were built on Fulton, James, Crossman, and Kent streets in addition to Lakeview Avenue; his land holdings appear to have been mostly on the west side of Lakeview Avenue.

In an ad that ran in the *Daily Journal* in 1873, Phineas Crossman advertised 240 village lots, to which he ascribed a total value of \$110,000, including properties on Lake View Avenue, Kent, Crossman, and other

¹⁰ C. R. Lockwood, "Old Jamestown," 5 April 1902.

¹¹ "Wilson A. Price," *Jamestown Evening Journal*, 26 December 1905. Addison Price's obituary in 1901 indicated his name was Abram Addison, not Addison A.; he was commonly known as Colonel A. A. Price.

¹² One, built for C.R. Lockwood, was in the south part of town and was the most expensive of the group: at \$4,000, it was double the cost of the most expensive Lakeview Avenue-area house.

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streets. The ad noted that property values were certain to increase due to the advent of the Buffalo & Jamestown Railroad (incorporated in 1872) and construction of new factories; it went on to describe the “sacred duty” of every man to put aside money to provide his family with a comfortable permanent home. Wilson Price, Addison Price, and Phineas Crossman were all active in the Underground Railroad in Jamestown, according to their own later accounts as well as the reminiscences of Catherine Harris, a primary African American leader of Underground Railroad activity in Jamestown. Mrs. Harris hid fugitives in her house on West Seventh Street near Main Street, and Crossman, the Price brothers, and others assisted in transporting them to and from Jamestown.¹³

Despite the extended Price family’s influence on the development of Lakeview Avenue, only one of the family’s nineteenth-century houses survives relatively intact: the vernacular house at 551 Lakeview Avenue appears to have been the home of Reuben and Anna (Price) Green, based on the location of R.S. Green’s house on the 1867 map of Jamestown. Later directories showed the Greens living in a house on the opposite side of the street, at 528 Lakeview Avenue, a building that does not survive. The home of A. A. Price, which was on the site of the present Sheldon House at 7 Falconer Street, may survive in a highly altered state. The footprint, size, and diagonal orientation of Price’s house were all strikingly similar to that of the Sheldon House, suggesting that the present building may incorporate some aspects of the A.A. Price house. Wilson A. Price’s house that stood at what is now 310 Lakeview Avenue is gone, replaced by an apartment building; his grandson Wilson C. Price’s house (built circa 1917), which was built just behind Wilson A. Price’s house, does survive at 317 Crossman Street. The Crossman, Kimberly, and Green houses along Lakeview Avenue do not appear to survive.

As Jamestown’s expanding population spread northward and the improved Lakeview Avenue became increasingly desirable, the Crosbys began subdividing and selling their property as well. By 1881, Mrs. Crosby was actively selling building lots from the five acres she had received from her father; in the first few months of the year she sold at least four lots on Lakeview Avenue to three different owners, each of whom planned to build a personal residence on that increasingly desirable street. A contemporary newspaper article noted, “Lots on Lake View Avenue seem to be most sought for by investors in real estate or prospective builders at present... We have heard it stated that additional heavy purchases of real estate will soon take place on the ‘Avenue,’ and that the number of buildings to be erected in that favorite neighborhood this season will largely exceed the number of any previous year.”¹⁴ A map of Mrs. Crosby’s subdivision (Figure 4), and an 1881 plat map both show the old farmhouse, oriented toward Sixth Street, in the middle of a grid of 25 lots. Around the same time, Lewis Hall was developing property to the north of the Crosby property, extending to what is now Falconer Street. As it was described in 1902, “From these five acres [i.e., the property deeded to Mary Ann Crosby by her father] several lots have been sold so that the old home became quite surrounded, as it were, by quite a number of homes, but yet remains and therein Samuel and family resided at the time of his death which occurred on the 17th day of May, 1881, the mother and daughter ever since residing there.”¹⁵ On the 1902

¹³C.R. Lockwood, “Underground RR: Jamestown an Important Station,” *Evening Journal*, 10 May 1902; and C.R. Lockwood, “Africa,” *Evening Journal*, 3 May 1902.

¹⁴“Real Estate Transactions,” *Jamestown Evening Journal*, 1 April 1881.

¹⁵ C.R. Lockwood, “Old Jamestown: Fourteenth Contribution by C.R. Lockwood,” *The Evening Journal*, 19 April 1902.

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Sanborn map (Figure 5a), the Crosby house can be seen surrounded by its later neighbors. Around 1908, the house was moved to its present location and reoriented toward Crosby Street, now Liberty Street (Figure 5b).

Farther north on Lakeview Avenue, Mrs. Butler also engaged in real estate development, as described in an 1879 news item:

Further up [Lakeview Avenue] at the junction of Kent street, Mrs. C.N. Butler has moved her house to the north of her lot and Kent Street will be opened to Distillery [Kent Street later became Van Buren Street; Distillery Street is now Winsor Street]. Several lots have been sold on this new extension and residences are to be erected at once. Mrs. Butler deserves credit for her enterprise in opening up this new street, which will greatly add to that part of the town. Her own residence has been rebuilt, and a nice, comfortable, neatly painted structure adorns the street.¹⁶

Another article in 1893 indicated Mrs. Butler was once again engaged in moving a house:

Mrs. Nelson Butler will build a fine new residence on Lake View Avenue at a cost of about \$2,000 during the coming summer. She will move her present house to the north of where it now stands and erect the new house on the site of the old one.¹⁷

Based on slightly later directories that use the same numbering system as today, the “present house” (the house that was moved twice) is 406 Lakeview Avenue, and the “new house” built in 1893 is 402 Lakeview Avenue.

By the last quarter of the nineteenth century, Lakeview Avenue was firmly established as the most elegant street in Jamestown: an 1882 newspaper editorial calling for more consistency in the naming of Jamestown’s streets declared, “There is but one thoroughfare in the village that can properly be called an avenue, and that is the one extending from East Sixth street to the cemetery, and known as Lake View Avenue.”¹⁸ The Prices, Crosbys and Butlers, who were among the first to live along the avenue and subdivide their land, now had as neighbors such illustrious residents as William A. Bradshaw, who was one of the proprietors of the Jamestown Woolen Mills, Augustus Kibling, a director of the Jamestown Wooden Ware Company, several attorneys including J. Delevan Curtiss and James L. Weeks (a future mayor), oil producer W.C. Patterson, and manufacturers N.W. and W.N. Gokey of the Gokey shoe company.

Streetcar Service and Residential Expansion, 1891-1920

Even as travel between cities became easier and faster with the growth of the national railroad network, travel within Jamestown remained difficult, and most people traversed the city on foot. In 1884 the Jamestown Street Railway was established for passenger travel using horse-drawn trolley cars. This private venture “was

¹⁶ “More Improvements,” *Jamestown Daily Journal*, 24 October 1879.

¹⁷ “Brevities,” *Evening Journal*, 7 February 1893.

¹⁸ “News and Comments,” *Jamestown Evening Journal*, 28 July 1882.

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occasionally convenient but not a revolution in urban travel,” as its horse-powered vehicles could not navigate hilly terrain and thus were limited to a small loop in the downtown area.¹⁹ Ownership of the company was initially a joint venture, but by the early 1890s the worsted manufacturer William Broadhead and his sons, Almet and Sheldon, acquired control of the company. Under Broadhead ownership, horsecars were replaced with electric trolleys in 1891, trolley service within the city was greatly expanded, and trolley lines were built along both sides of Lake Chautauqua from Jamestown to Mayville.

Electric streetcars were able to provide service to Jamestown’s rapidly growing outskirts, where horse-drawn streetcar service was not feasible due to the hilly terrain. The first of the three new lines established in 1891, opening Saturday, June 13, was the “Lakeview Avenue and Cemetery Belt” (the other two, which soon followed, were the City Belt and the Dexterville Line). This line was especially welcomed by Jamestown’s residents, who now had convenient access to their city’s main cemetery, which was both a burial ground and a beautiful parklike destination. As a May 1891 article, written in anticipation of completion of the cemetery line, noted, “The cemetery loop should be of great advantage not only to those who live along it but to the many who have hitherto visited the graves of their loved ones only at much exertion or some expense. The convenience offered for reaching Lake View cemetery will no doubt stimulate lot owners to beautify the place still more.”²⁰ This line proved especially popular on Sundays and ran extra cars each Memorial Day to accommodate cemetery visitors.

Once Lakeview Avenue was accessible by streetcar, property along the three-quarter-mile stretch between Sixth Street and the cemetery became prime real estate, within easy commuting distance of downtown factories and offices. The effects of streetcar service on real estate values were immediate: the author of a letter to the editor written in May 1891, while lines were under construction, indicated his landlord had raised his rent in anticipation of the increased value associated with streetcar service on the adjacent street; the writer questioned whether the streetcar, touted in newspaper articles as “the poor man’s carriage,” would really benefit the poor if they could no longer afford to live in neighborhoods served by the streetcar.²¹

The inauguration of the streetcar and resulting rise in real estate values ushered in a building boom along Lakeview Avenue that lasted from the 1890s into the 1920s, initially led by prominent leaders of Jamestown’s thriving businesses who commissioned mansions along this desirable street. Many of Lakeview Avenue’s most elegant and architecturally sophisticated houses were built during this period for manufacturers, attorneys, merchants, journalists, and physicians. Lakeview Avenue was comparable in accessibility, wealth, and architectural sophistication to other fashionable streets north of downtown like Fifth and Sixth Streets and to

¹⁹ Lombardi, p. 16.

²⁰ *Evening Journal*, 1 May 1891.

²¹ “Landlords raising rents,” letter to the editor, *Evening Journal*, 19 May 1891.

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streets south of the river like Forest, Prospect, and Broadhead avenues.²² According to the 1900 census, about half of families with Lakeview Avenue addresses had live-in domestic servants, most of whom were women born in Sweden, part of Jamestown's substantial Swedish immigrant population.

The Crosby family, Lewis Hall, and the extended Price family (particularly Phineas Crossman) had begun the process of subdividing much of the property they owned along and to either side of Lakeview Avenue south of Winsor Street prior to the 1890s, as described above. The inauguration of streetcar service accelerated the pace of development: although Crossman Street, Van Buren Street, and Winsor Street (originally Distillery Street) were among the streets that predated 1891, most houses on these streets were built after streetcar service began. By the 1910s these streets were lined by houses comparable in architectural quality to their contemporaries on Lakeview Avenue, although both houses and lots were at a more modest scale than the grand mansions that lined the avenue.

The area north of the intersection of Lakeview Avenue and Winsor Street was slower to develop as a residential area. In 1887, Lewis Hall, a prominent Jamestown resident who had previously owned property immediately north of the Crosby property, filed a map of a subdivision known as "Lewis Hall's Third Addition" (Figure 6). This subdivision encompassed the south side of Buffalo Street, both sides of Spruce Street, and the north side of Cedar Street (now Chestnut Street) from Lakeview Avenue east to a property labeled "O'Brien," whose west boundary was approximately at the bend in Buffalo Street. Although the name of Lewis Hall's Third Addition continued to appear in legal lot descriptions, it does not seem that this real estate venture succeeded, perhaps because it was so far north of where comparable streets were being developed at the time, in an area still remote from downtown prior to the development of the Lakeview Avenue streetcar line.

In 1892, the year after the Lakeview Avenue and Cemetery Belt line opened, Edward Morgan filed a new subdivision map for "E. Morgan's Allotments B and C." The subdivision map that he filed showed 68 building lots labeled as Lewis Hall's Third Addition, as described above, as well as his two new subdivisions. "B" encompassed the south side of Chestnut Street, both sides of Euclid Street, and the north side of Newton Street from Lakeview Avenue to Ormes Street (now Sturges Street); "C" consisted of eight lots at the intersection of Winsor Street and Lakeview Avenue (Figure 7). Morgan's timing was undoubtedly related to the opening of the street railroad the year before, another indication that demand for real estate along and adjacent to Lakeview Avenue immediately rose as soon as the streetcar line started running.

An newspaper advertisement promoted Edward Morgan's subdivision as the "most attractive and desirable residence section in the city." Specific selling points included clean air, views, well-drained soil, trees, and grading. The ad claimed "everybody delighted who lives in this locality and property advances every year,

²² Peter Lombardi, *Jamestown, New York: A Guide to the City and its Urban Landscape* (Albany: State University of New York Press, 1914): 14.

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making it a fine investment.”²³ A map accompanying the advertisement suggests Edward Morgan’s subdivision also included part of the former Lewis Hall Third Addition (Figure 7).

Edward Morgan’s subdivision was the largest new subdivision laid out in the 1890s adjacent to Lakeview Avenue as Jamestown’s expanded public transportation system put suburban living within reach for a greater portion of the middle and upper-middle class. Despite the growing appeal of Lakeview Avenue as an attractive residential street, the Morgan subdivision was not an immediate success, possibly due to poor timing as it was created just before the financial panic of 1893. Although houses began to be built in the first few years of the twentieth century, Morgan’s dealings related to the subdivision eventually became an important factor in his scandalous financial downfall. Morgan, who was a cashier at the First National Bank, suddenly disappeared from the city in December 1913, having taken \$14,500 from trust funds he was overseeing. He was arrested a few weeks later in Cleveland and was ultimately sentenced to three to four years in state prison. Morgan’s crime and disappearance shocked those who knew him, as he was a longtime, highly respected employee of the bank who led a modest life. His real estate investments were believed to have been the source of his financial difficulties:

The reasonable presumption is that his real estate investments are responsible for the financial condition which led him to take the funds of the bank. Many years ago he was associated with the late A. Flynn Kent in the purchase of an extensive tract of land on the east side of Lake View Avenue. The land remained vacant for many years, but about ten years ago he commenced to build and the entire tract is now covered with handsome dwelling houses. Many supposed that he had made a handsome profit from these transactions, but men familiar with the financial affairs of the city knew to the contrary.

As the situation was explained by one, Mr. Morgan made deals with building contractors, whereby they were to take the first mortgage on the property and he would take the second when the property was sold. Some of these deals were not successful, and in fact it is said resulted in loss to Mr. Morgan. As a consequence he was constantly cramped for money.²⁴

Among the building contractors who worked with Morgan on the development of his subdivision, and to whom Morgan owed money when he fled to Cleveland, was Andrew J. Lawson. Lawson was a Swedish immigrant who came to Jamestown in the 1880s and established himself as a contractor and builder. According to his obituary, “he was one of the early developers of the north side of the city, and built over 150 homes in Jamestown.”²⁵ Lawson was responsible for the construction of a number of houses in the district, not all of which have been identified; among those he is known to have built are the houses at 14, 15, 16 (originally numbered 18), 23 (now either 21 or 25), 30, 41, 42, and 47 (now probably 53) Spruce Street and 20, 36, and 40

²³ *Evening Journal*, 23 June 1893.

²⁴ “Cashier Edward Morgan Short in his Accounts,” *The Jamestown Evening Journal*, 23 December 1913.

²⁵ “Andrew J. Larson,” *Jamestown Evening Journal*, 21 September 1937.

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Chestnut Street. He also lived in the growing neighborhood; he and his family were among the first three families to live on Chestnut Street, occupying the house at 18 (now 16) Chestnut Street from about 1900 until about 1914, when he built his family a new house at 14 Spruce Street; by 1920 he lived at 23 Beverly Avenue, then in 1930 in a house on Blanchard Street. In 1934, at age 78, he was said to be “the oldest active building contractor in Jamestown,” who also “claims the record of building more homes in Jamestown than any other contractor.”²⁶

As the article about Morgan’s sudden departure indicated, the tract he set out in the 1890s developed rapidly in the first few decades of the twentieth century. Most houses on Chestnut and Euclid streets were built between 1900 and 1920; Spruce Street developed slightly later, starting in the 1910s. (Although Euclid Street and the north side of Newton Street were part of the subdivision, these streets are not included in the district due to a preponderance of alterations on those two streets.) By 1930, these streets were entirely built out, with the exception of a handful of lots at the east end, near Sturges Street, that were not developed until the late 1950s. Houses built along these streets between 1900 and 1930, particularly those at the west end adjacent to Lakeview Avenue, are similar in architectural style and quality to houses of the same era along Lakeview Avenue, and many appear to be architect-designed, although houses and lots are generally smaller than those on Lakeview Avenue. Houses farther away from Lakeview Avenue are, in general, more vernacular interpretations of popular early twentieth century styles and are likely to have been designed by builders like Lawson rather than architects.

The impact of the automobile began to be seen in the Lakeview Avenue area while the streetcar was still the dominant mode of transportation. The first automobile in Jamestown was purchased by Cyrus E. Jones, who began driving around town in April 1900. He was soon joined by Ralph C. Sheldon, who lived at that time on Warren Street but a few years later moved to the former Gokey Mansion on Lakeview Avenue.²⁷ The growth in automobile ownership is reflected in the prevalence of early twentieth century garages in the nominated district. Early garages in Jamestown were shared storage facilities, several of which were built downtown in the first decade of the twentieth century; by the end of the decade a handful of automobile owners were storing their vehicles in garages on their own properties. By the mid-1910s, private garages were commonly featured as selling points in residential real estate ads. In the Lakeview Avenue Historic District, early twentieth century garages are common, having been constructed behind pre-existing houses in the 1910s and 1920s and built with houses starting in the 1910s. These were generally built as freestanding structures near the rear of the lot where they were considered safer.

In 1906, residents of Lakeview Avenue petitioned for their street to be paved, and city council began exploring appropriate paving materials. A newspaper article reported that “residents have been bombarded with literature

²⁶ “A.J. Lawson is Honored on his 78th Birthday,” *Jamestown Evening Journal*, 10 October 1934.

²⁷ “Horseless Carriages,” *Jamestown Evening Journal*, 28 April 1900.

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of rival paving companies” eager to demonstrate, on such a high-profile project, the merits of their material.²⁸ Contrary to the usual practice in which the board of public works recommended a paving material and the project proceeded based on that recommendation, in this case, residents of Lakeview Avenue were asked to vote on their preferred material, choosing among bitulithic asphalt, asphalt block, brick, or macadam, with owners’ votes weighted based on how many feet of street frontage they owned.²⁹ The result was in favor of bitulithic asphalt; however, it took two years of further controversy and lawsuits before the city council hired the Warren Brothers Company to undertake the project. Lakeview Avenue appears to have been the first street paved with bitulithic asphalt in Jamestown.

Lakeview Avenue continued to attract prosperous residents in the early twentieth century; the 1920 census listed manufacturers and company executives, merchants, attorneys, bankers, factory managers, physicians, and oil producers, among others. Among the most prominent business leaders who joined those listed above were Fred B. Tinkham (403 Lakeview Avenue), a co-owner of Tinkham Brothers cigar and notion wholesaler; L. F. Cornell (502 Lakeview Avenue), an executive at the Jamestown Lounge Company; John Cadwell (212 Lakeview Avenue), owner of the Cadwell Cabinet Company; and William A. Bradshaw Jr. (27 Lakeview Avenue), a director of the Jamestown Street Railway Company and Jamestown Motor Bus Company (and son of William A. Bradshaw Sr., who still lived at 35 Lakeview Avenue). Architect Carl C. Pedersen, who was born in Denmark and moved to Jamestown in 1871, lived in a house he designed at 119 Lakeview Avenue (see Architecture and Architects, below). Residents on side streets, including Van Buren, Winsor, and newly developed Spruce and Chestnut streets were typically executives in Jamestown’s furniture and hardware businesses, bankers, merchants, salesmen, engineers, managers, and attorneys.

An indicator of population growth was the construction of the Euclid Avenue School, which was built in 1911 to accommodate the growing population of schoolchildren in the northern part of Jamestown. The school was designed by Carl C. Pedersen, and reflected the latest requirements in school design. With nine classrooms, the school initially served 286 students; by 1915 enrollment had jumped to 393. In 1920, fewer than 10 years after the school was completed, it was expanded with an addition containing five additional classrooms, also designed by Pedersen. Expanded again in the 1950s, the building continued to operate as a school until 1982. It was individually listed in the National Register in 1985 and converted to apartments in the 1990s.

Economic Slowdown and the End of the Streetcar Era, 1930-1961

After experiencing a doubling of its population and tremendous physical expansion between 1900 and 1930, Jamestown entered a period of economic and population stagnation and decline starting in the 1930s. In part this was related to national trends, as the Great Depression affected communities across the country.

²⁸ “Lake View Avenue Paving,” *Jamestown Evening Journal*, 31 July 1906.

²⁹ “Bitulithic Block,” *Jamestown Evening Journal*, 2 August 1906.

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Jamestown's textile and wood furniture industries were hit particularly hard, facing competition from other regions and never returning to their pre-1930 levels even after the national economy recovered in the 1940s. In the Lakeview Avenue Historic District, the economic conditions are reflected in the absence of houses constructed in the 1930s; lots that were not developed before the Great Depression sat empty until the 1950s, when a handful of new Minimal Traditional and Ranch style houses were built within the district.

By 1913, the Broadhead family controlled all transportation facilities on and around Chautauqua Lake, including the urban street railway system (run by the Jamestown Street Railway Company), steamboat service along the lake (the Chautauqua Steamboat Company), and interurban lines (the Jamestown, Westfield and Northwestern Railroad Company), all under the umbrella of the Chautauqua Traction Company. The Jamestown Street Railway Company experienced robust ridership in the first two decades of the twentieth century and expanded its operations by adding more streetcar lines within the city as well as interurban lines throughout the region. With demand for public transportation remaining high, the company began shifting its focus from streetcars to new, more modern and flexible bus service, starting with three bus routes established in 1922. These were operated by another subsidiary of the Chautauqua Traction Company, the Jamestown Motor Bus Transportation Company. By the mid-1920s, with streetcar revenues declining due to competition from buses (both those operated by the Jamestown Motor Bus Transportation Company and other companies also granted permission to run bus service) and private automobiles, the company began cutting costs by running streetcars operated by just a driver rather than both a driver and conductor, decreasing frequency of service, and rerouting some lines to a more efficient route. The company also began replacing some streetcar lines with bus service and offering service to new areas only by bus, no longer extending the streetcar network.³⁰

In 1937 the Jamestown Street Railway Company petitioned the city for permission to abandon its remaining streetcar service. In hearings regarding this request, William Broadhead, former treasurer of the company and one of its directors, explained the company's decision to complete its transition from streetcars to buses:

Describing the physical condition of the company, Mr. Broadhead explained that the equipment is old and in need of replacement and that operating costs are heavy. Bonds of the company are held by two local banks which wish to dispose of them, he said.

Mr. Broadhead expressed the opinion that motor buses would provide better service for the city and vicinity than the present street car system, which he said interferes with traffic in the congested business districts.³¹

Having received permission to discontinue streetcar service, the Jamestown Street Railway Company made the transition in January 1938, gradually closing down streetcar lines and starting bus service along the same routes,

³⁰ *Jamestown and Chautauqua Lake Trolleys* (Jamestown, New York: Fenton Historical Society, 1974).

³¹ "Hearing Held on Street Car Abandonment, Bus Line Application Today," *Jamestown Evening Journal*, 9 November 1937.

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with the exception of one interurban streetcar route that continued to run until 1946. The Jamestown Motor Bus Company operated city buses until 1962, by which time the company was losing revenue due to rapidly declining ridership. Faced with the possibility that some 3,000 riders who depended on the service would be left without public transportation, the city purchased the bus company's equipment and plant, and reached an agreement with Chautauqua Transit, Inc., to operate the system.³²

In 1956, the First Methodist Church announced plans to replace its 1883 building at East Third and East Second streets with a new building, to be constructed at the southwest corner of Lakeview Avenue and Buffalo Street. The architectural firm selected to design the new building was Harold E. Wagoner & Associates, a Philadelphia firm. The firm, which specialized in ecclesiastical work, designed hundreds of religious buildings nationwide. The pastor of the First Methodist Church noted that the church was to be "non-conventional in style, but not of the ultra-modernistic trend."³³ Dedicated in 1959, the church, now known as Christ First United Methodist Church due to a series of mergers with other congregations, is one of Jamestown's best examples of mid-century modern design and of modern religious design in particular. Wagoner also designed the west wing of the church, containing the chapel, fellowship hall, and offices, which was completed in 1961.

After the Period of Significance: 1961-2000

The city of Jamestown experienced significant population decline in the second half of the twentieth century, from approximately 43,000 residents in 1950 to under 32,000 by 2000. This trend was comparable to conditions seen in other large and small cities in upstate New York during this period, as urban populations declined and surrounding suburban areas grew.

Lakeview Avenue, like similar once-fashionable streets in other cities, experienced its own population changes in the mid- to late-twentieth century as its mansions were too large and expensive for families to maintain; many were converted into two-family or multi-family apartment buildings during this period, often resulting in incompatible alterations to reduce maintenance requirements (e.g., vinyl siding to reduce the need for repainting), eliminate or replace features that were failing due to lack of maintenance (e.g., removal of porches or replacement of wood windows), or accommodate changing space requirements (e.g., porch enclosure to create additional interior space).

Construction of new single-family houses in the Lakeview Avenue Historic District ceased in the late 1950s when the last few available lots on Spruce and Chestnut Streets and on Lakeview Avenue between Newton Avenue and Chestnut Street were filled. None of the single-family houses in the district were built after the end of the period of significance (1961). Instead, when lots became available because the original single-family

³² "Ostrander Firm to Manage City Bus Operations," *Jamestown Post-Journal*, 12 June 1962.

³³ "Church to Rise This Summer," *Jamestown (N.Y.) Post-Journal*, 27 February 1956.

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houses on the lots were lost to fire or decay, they remained empty or were filled by modern multifamily apartment buildings. The most notable example is the pair of 1970s apartment buildings at 100 Lakeview Avenue, which occupy the former site of the Gokey Mansion, lost to fire in the twentieth century (see below). The apartment buildings at 101, 300, and 525 Lakeview Avenue, all built in the 1960s-80s, also replaced large nineteenth-century houses. The former Euclid Avenue School, which was closed in the 1980s due to low enrollment, was converted into multifamily housing in the 1990s.

Architecture and Architects in the Lakeview Avenue Historic District

The Lakeview Avenue Historic District is notable for its high-style houses, many of which were designed by notable local architects; a handful of buildings in the district were designed by architects from out of town. The prominent and wealthy citizens who built grand homes on Lakeview Avenue expressed their sophistication and taste by commissioning local (and in at least one case, out-of-town) architects to design their houses in the fashionable styles of the day. As a result, the buildings on and adjacent to Lakeview Avenue include high-style examples of domestic architecture from the 1850s through the 1930s.

Vernacular buildings coexist with the high-style houses, both along Lakeview Avenue and on side streets. The earliest vernacular buildings are the farmhouses on Lakeview Avenue that predate large-scale subdivision of properties. In the early twentieth century, when the neighborhood was rapidly expanding as a streetcar suburb, developers subdivided remaining large properties into smaller building lots, on which builders constructed more modest houses reflecting the influence of pattern books and architectural magazines that targeted the growing population of middle-class homeowners.

The Greek Revival style, prevalent in western New York in the 1820s-1860s, is represented by one high-style, architect-designed building, the Crosby House at 47 Liberty Street, designed by Oliver P. Smith. Smith, a Jamestown-based, self-taught builder and architect, published a book, *The Domestic Architect*, containing his designs for houses in the Greek Revival and Gothic Revival styles.³⁴ Mary Ann Crosby, who was married to merchant Samuel Crosby, was the daughter of Eliel Foote, a wealthy and prominent judge and doctor who was one of the major landowners in Jamestown. The Crosby House originally sat on a large lot extending north past East Eighth Street, as described above, and was oriented to the south; it was moved to its current location circa 1908. Vernacular interpretations of the Greek Revival style are present in the district on Lakeview Avenue, where a handful of gable-and-ell farmhouses with low-pitched rooflines typical of the style survive. The best example is the house at 406 Lakeview Avenue, built in the mid-nineteenth century, to which a Colonial Revival porch was later added; this house was moved twice, as described above. These modest houses, the oldest on Lakeview Avenue, reflect the modest rural character of this area on Jamestown's northern outskirts in the

³⁴ Peter J. Lombardi, "Jamestown Downtown Historic District," National Register of Historic Places Inventory/Nomination Form, 2014.

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1850s-1870s before large-scale development activity brought a higher level of architectural sophistication to the area.

The wealthy residents who began to populate Lakeview Avenue in the 1870s and 1880s built architecturally sophisticated houses, indicating familiarity with high-style architectural fashions of the day. The architect of the Italianate-style Weeks House at 52 Lakeview Avenue was clearly familiar with the books of Andrew Jackson Downing, which included plans and elevations of romantic rural cottages whose designs were based on farmhouses in the Italian countryside. The Weeks House at 52 Lakeview Avenue very closely resembles Design VI, for “An irregular villa in the Italian Style, bracketed,” depicted opposite page 124 in Downing’s famous book *Cottage Residences* (1842); the Eastlake trim is likely a later alteration. A few houses on Lakeview Avenue have massing characteristic of the Italianate style, such as low-pitched hipped rooflines, but have been remodeled or have lost detailing; 12 and 205 Lakeview Avenue are two examples whose Italianate origins can be discerned despite later alterations.

Later in the nineteenth century, the Queen Anne style reflected a sense of exuberant eclecticism, as architects and builders freely combined varied historical influences and newly available pre-cut architectural details to build highly irregular, richly decorated houses that featured asymmetrical rooflines and floor plans and varied exterior textures and patterns. The nominated district includes a number of excellent examples of this style, of which the houses at 500 East Sixth Street and 134 Lakeview Avenue (both circa 1890) are particularly well preserved. The houses at 310 Crossman Street and 136 Wilson Place exhibit Queen Anne massing and detailing at a smaller scale. A number of houses in the district originally had Queen Anne features but have had distinctive decorative features removed or covered, a common fate for these highly detailed buildings. While some alterations, such as the replacement siding at 309 Lakeview Avenue, leave important character-defining features intact and allow the house’s style to remain visible, others are so extensive that only a complicated roofline, cutaway corner, or cornice detail suggests the house’s Queen Anne origins. The related Shingle Style is represented by the high-style eclectic house at 3 Lakeview Avenue and at a more modest scale at 22 Chestnut Street, which also features a prominent Colonial Revival-style porch.

The most spectacular house ever built in the district, the Gokey Mansion, was built in 1886 at the northeast corner of Lakeview Avenue and Eighth Street for shoe and boot manufacturer Noah Gokey; the architect was Aaron Hall. This elaborate, architecturally inventive brick mansion featured multiple porches, turrets, and chimneys, and combined Gothic Revival, Second Empire, and Queen Anne influences; occupied in the early twentieth century by Ralph Sheldon and his family, it was destroyed by fire in the 1940s and is now the site of an apartment complex (100 Lakeview Avenue). Another house by Aaron Hall that was recently lost to fire (2010) was an Eastlake and Queen Anne-style mansion built in 1885 at 4-6 Lakeview Avenue, the southernmost property on the east side of the street; the site is now occupied by a community garden.

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High-style houses built on Lakeview Avenue and its side streets around the turn of the twentieth century reflect the shift in architectural fashions away from the Queen Anne and related styles and toward the more sedate Colonial Revival. The houses at 502 and 543 Lakeview Avenue, both designed by Danish-born architect Carl Pedersen (see below) around 1905, exemplify the symmetry, classically inspired features, and formality of the Colonial Revival and related Beaux-Arts styles. Another excellent example is the house at 211 Lakeview Avenue (1911); designed by New York City architect Ernest G. W. Dietrich, this is one of the few buildings in the district associated with an out-of-town architect. The Colonial Revival was a popular style throughout the twentieth century, associated both with mansions and with modest houses. The district includes a number of architect-designed, Colonial Revival-style houses at a relatively modest scale, such as the houses at 22 Lakeview Avenue (Beck & Tinkham, c. 1922; siding is not original), 11 Lakeview Avenue (Beck & Tinkham, c. 1923) (see below for more on Beck & Tinkham), and 18 Lakeview Avenue (A.R. Ellis, c. 1926). Other excellent examples of the style whose architects are not known are the houses at 14 Lakeview Avenue (c. 1905) 2 Spruce Street (c. 1920), 212 Van Buren Street (c. 1920), and 625 Winsor Street (c. 1928).

One of the most architecturally distinctive houses in the district was also designed by Carl Pedersen: the house at 403 Lakeview Avenue (1908) most notable for its unusual twin shaped stepped gambrels, and features exceptional craftsmanship on both the exterior and interior. Carl Pedersen was also responsible for the most unusual house in the district: his personal residence, located at 119 Lakeview Avenue and built in 1911. This brick, flat-roofed house with massing more common in commercial buildings than in residences incorporates rare Art Nouveau detailing and Mediterranean-inspired tile-roofed overhangs. Pedersen, who was born in Denmark, worked in furniture design when he first arrived in Jamestown in 1871 but eventually established himself as “the Dean of the architectural fraternity in Jamestown.”³⁵

Pedersen designed a number of houses in the Lakeview Avenue district, including the impressive houses at 502 and 543 Lakeview Avenue mentioned above and the eclectic gambrel-roofed house at 650 Winsor Street, which originally had wood clapboard and shingle siding. Pedersen also designed the Euclid Avenue School, which is individually listed in the National Register for its architectural significance as “an intact, representative example of early twentieth century eclectic style public architecture in Jamestown,” combining elements of the Neoclassical, Spanish Mission, and Craftsman styles.³⁶ An overview of his work, published in the *Ohio Architect and Builder* in 1913, shows that he worked in a variety of styles and designed houses ranging from modest, but architecturally sophisticated, bungalows (such as the house at 341 Crossman Street, also in the district) to some of Jamestown’s finest mansions and public buildings.

The Lakeview Avenue Historic District also contains some of Jamestown’s best examples of Tudor Revival-style houses, which, like the Colonial Revival, reflect the early twentieth century popularity of historically

³⁵ “C.C. Pedersen,” *The Ohio Architect and Builder* XXII (July 1913): 27-56.

³⁶ “Euclid Avenue School,” National Register of Historic Places Inventory-Nomination Form, 1985.

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inspired styles that suggested wealth and sophistication. Local architects Beck & Tinkham (Ellis W. Beck and Norman M. Tinkham) were particularly adept at this style: the houses they designed at 45 Lakeview Avenue, 102 Buffalo Street, 524 Lakeview Avenue, and 535 Lakeview Avenue, all built in the 1920s, are among the most picturesque and architecturally sophisticated in the district. Beck & Tinkham's firm, which began in 1919, was responsible for the design of schools, commercial buildings, and mansions such as those in the Lakeview Avenue district; a monograph on their work published in 1930 and illustrating 35 of their buildings reveals the extent and sophistication of their work. The firm became Beck, Tinkham & Beyer in 1964, shortly before Ellis Beck's death. Other excellent examples of the Tudor Revival style include the houses at 509 Lakeview Avenue (c. 1906), 636 Winsor Street (c. 1917), 65 Spruce Street (c. 1920), 209 Van Buren Street (c. 1927), and 904 Lakeview Avenue (Raymond A. Freeburg, c. 1926).

The Craftsman style is also well represented in the district in the form of both modest and sophisticated American Foursquares, bungalows, and related forms. At least two excellent examples of the style in the district were designed by short-lived local firm Freeburg & Fidler: the houses at 629 Winsor Street (c. 1911) and 127 Lakeview Avenue (c. 1912).

Bungalows are common on Chestnut and Spruce streets; a remarkable and highly intact example is the house at 37 Chestnut Street (circa 1922), which combines rough stucco and wood and features prominent brackets at the eaves. The houses at 632 Winsor Street, 20 Chestnut Street, and 51 Chestnut Street are also very good examples of the bungalow form with Craftsman character. American Foursquares are another common form on Chestnut and Spruce streets; the houses at 633 Lakeview Avenue and 28 Chestnut Street are good examples that combine side-gabled Foursquare massing with Craftsman-style porches. A more typical example is the hip-roofed house at 15 Chestnut Street, which has more modest architectural features common to many houses built in the 1910s and 1920s.

By the time the Great Depression hit in the late 1920s, the Lakeview Avenue area was largely built out, with only a handful of open lots remaining. As was the case in most areas, residential construction came to a near standstill in the 1930s before picking up during the post-World War II housing boom. The nominated district encompasses a few buildings that date to the early post-war period. The houses at 55 Newtown Avenue and 610 and 624 Lakeview Avenue exemplify the massing, proportions, and absence of decorative detail that characterize Minimal Traditional and early Ranch-style houses of the 1950s, when overwhelming demand for new housing encouraged builders to construct houses that could be built inexpensively and quickly. Another cluster of houses from the 1950s can be seen at the east end of Chestnut Street, where builder Romeo Biscaro constructed houses at Nos. 68, 76, and 82, each of which is one story tall with a hipped roof and brick and stone veneer exterior, combining the modest scale and form of post-World War II design with traditional exterior materials. Christ First United Methodist Church also dates to the late 1950s and is an excellent example of mid-century modern design, with a clear resemblance to the work of Eliel Saarinen.

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Conclusion/Summary

The Lakeview Avenue Historic District is significant under Criterion A for its association with the growth and development of the city of Jamestown during its period of peak prosperity and expansion. As Jamestown evolved from a frontier lumbering settlement to a leading industrial center, Lakeview Avenue was transformed from a rough rural road to an elegant residential boulevard that attracted wealthy, sophisticated residents, including many of the builders and developers who were shaping the neighborhood's growth, as well as prominent members of Jamestown's business and political circles. Proximity to fashionable Lakeview Avenue was a selling point as developers subdivided adjacent areas and marketed residential lots to prosperous middle-class homeowners, particularly in the early twentieth-century when the neighborhood experienced rapid growth as a streetcar suburb. The district is also eligible under Criterion C for its architectural significance: buildings in the neighborhood illustrate the progression of domestic styles from the Greek Revival to post-war minimal traditional and ranch, including both high-style, architect-designed houses and vernacular interpretations of popular styles as executed by builders.

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Verbal Boundary Description

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

Boundary Justification

The district encompasses all buildings fronting on Lakeview Avenue from Sixth Street to Buffalo Street, a distance of about three-quarters of a mile. The section of Lakeview Avenue extending north of Buffalo Street, opposite from Lake View Cemetery, is excluded because neighborhoods to the east of Lakeview Avenue in this area developed later in the twentieth century and consist of distinct enclaves; notably Clyde Avenue, a short parkway developed in the late 1920s and 1930s, and Severn Parkway/Ridgeley Terrace, which includes a grouping of unusual mid-twentieth century houses. While these areas may have their own potential for National Register listing, they are distinct in character and feeling from the Lakeview Avenue corridor and side streets south of Buffalo Street.

In addition, the district boundaries include a handful of buildings located immediately east or west of Lakeview Avenue that exemplify the same architectural characteristics and share historical background with buildings on Lakeview Avenue, as well as entire side streets that likewise reflect the same development patterns and high degree of integrity as the buildings on Lakeview Avenue. Lake View Cemetery (including the Old Catholic Cemetery) is included in the district because its presence directly and indirectly influenced the development of the surrounding area as a desirable nineteenth and early twentieth-century residential neighborhood. Although much of the surrounding area excluded from the district developed around the same time in response to the same historic factors, as described in Section 8, the district is distinguished by the high degree of quality and integrity of its architectural and streetscape characteristics.

Additional UTM References

<u>Point</u>	<u>Easting</u>	<u>Northing</u>
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6	645912	4662362
7	645785	4662381
8	645700	4662608
9	645435	4663558
10	645427	4664460

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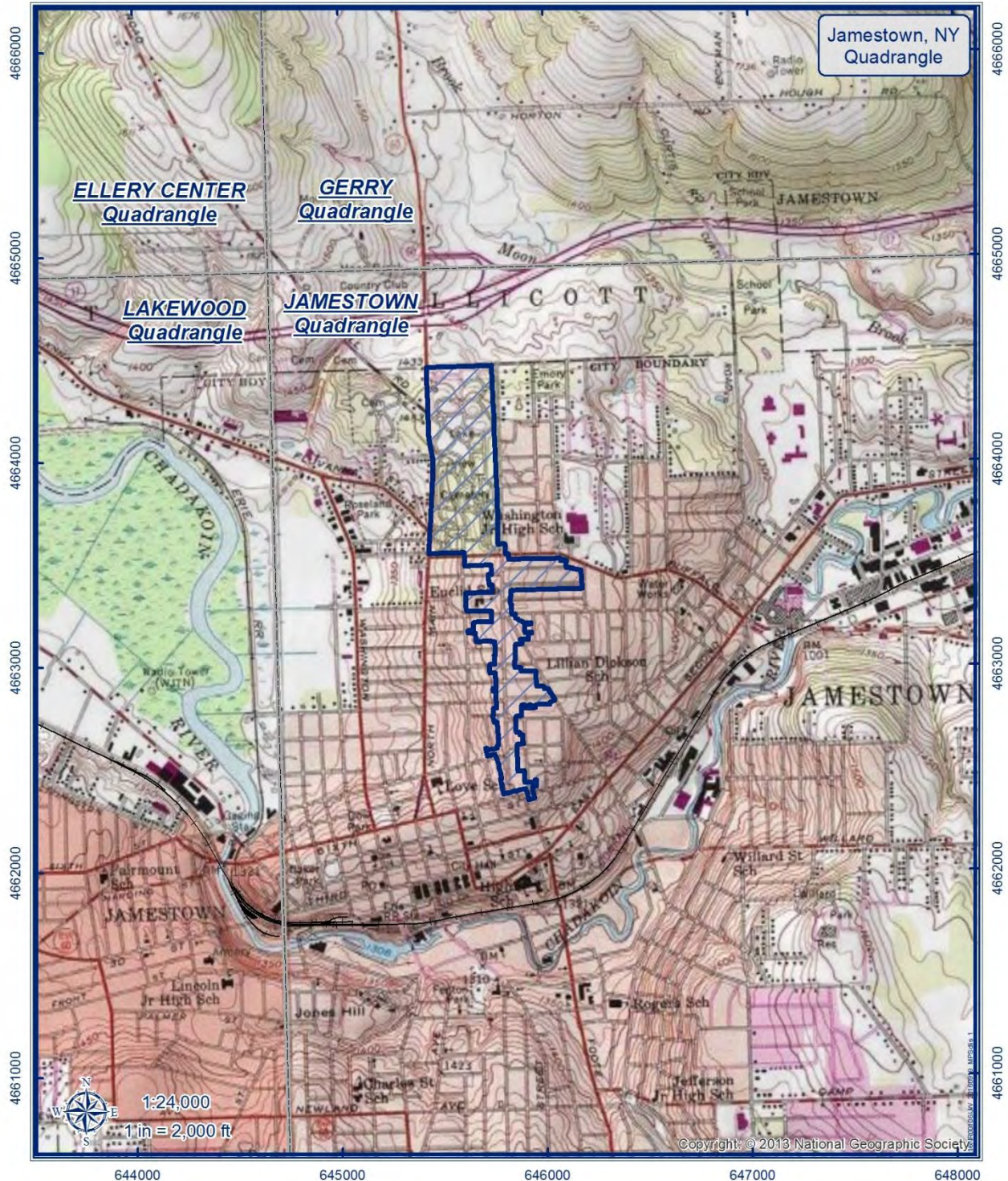
Name of Property

Chautauqua County, New York

County and State

Lakeview Avenue Historic District

City of Jamestown,
Chautauqua Co., NY



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Lakeview Ave. HD



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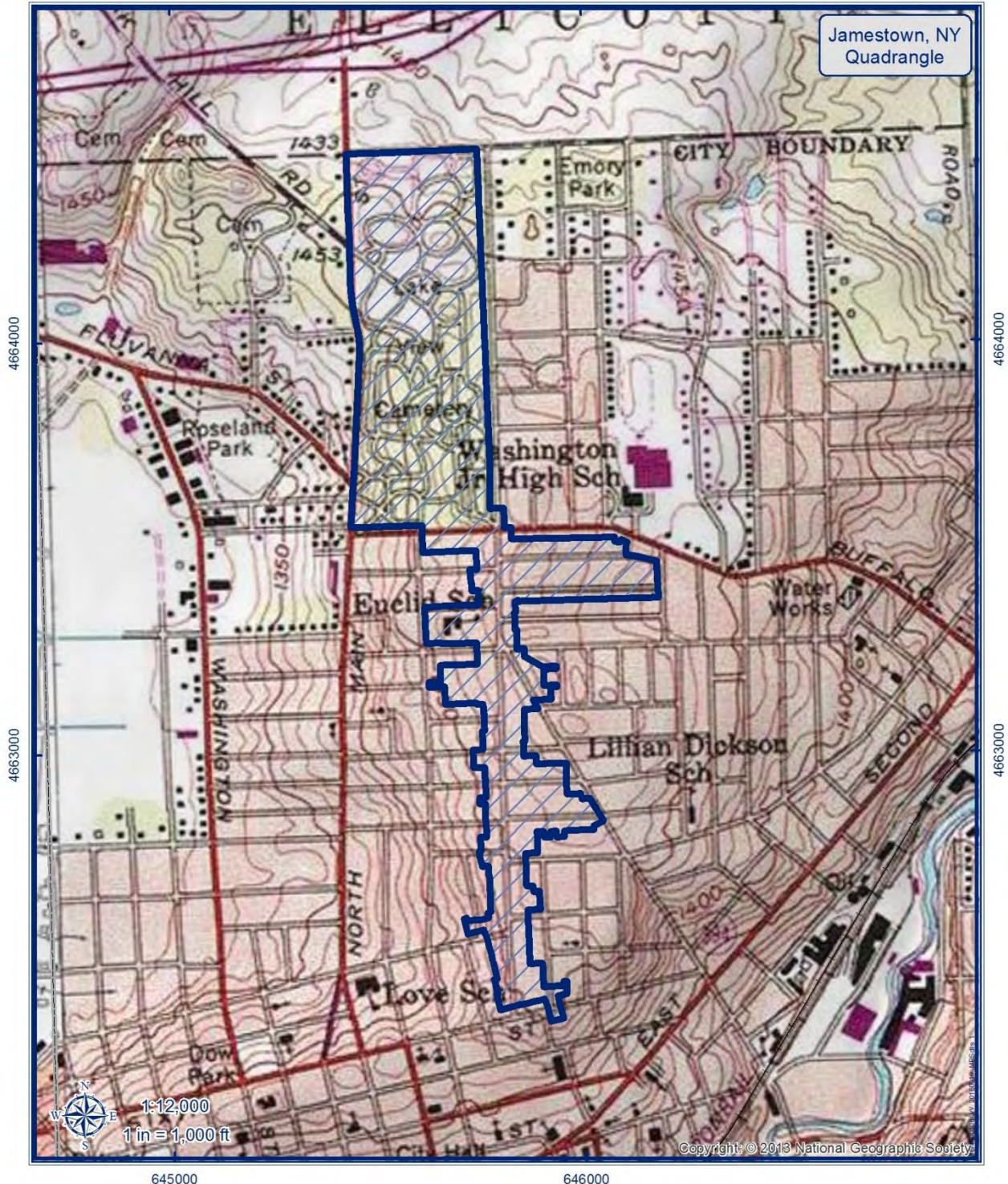
Name of Property

Chautauqua County, New York

County and State

Lakeview Avenue Historic District

City of Jamestown,
Chautauqua Co., NY



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Lakeview Ave. HD



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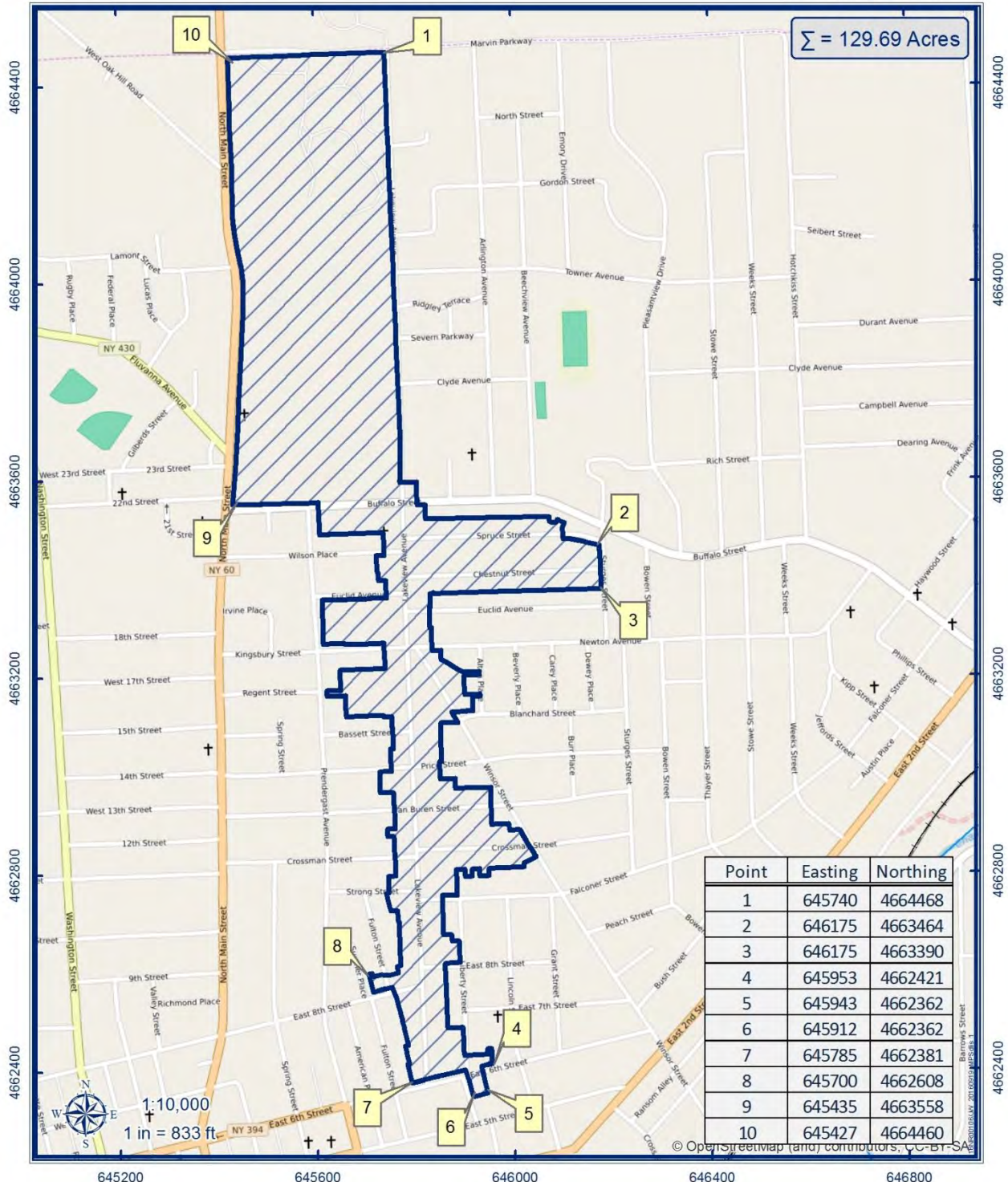
Section 10 Page 4

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property
Chautauqua County, New York
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Lakeview Avenue Historic District

City of Jamestown,
Chautauqua Co., NY



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Lakeview Ave. HD



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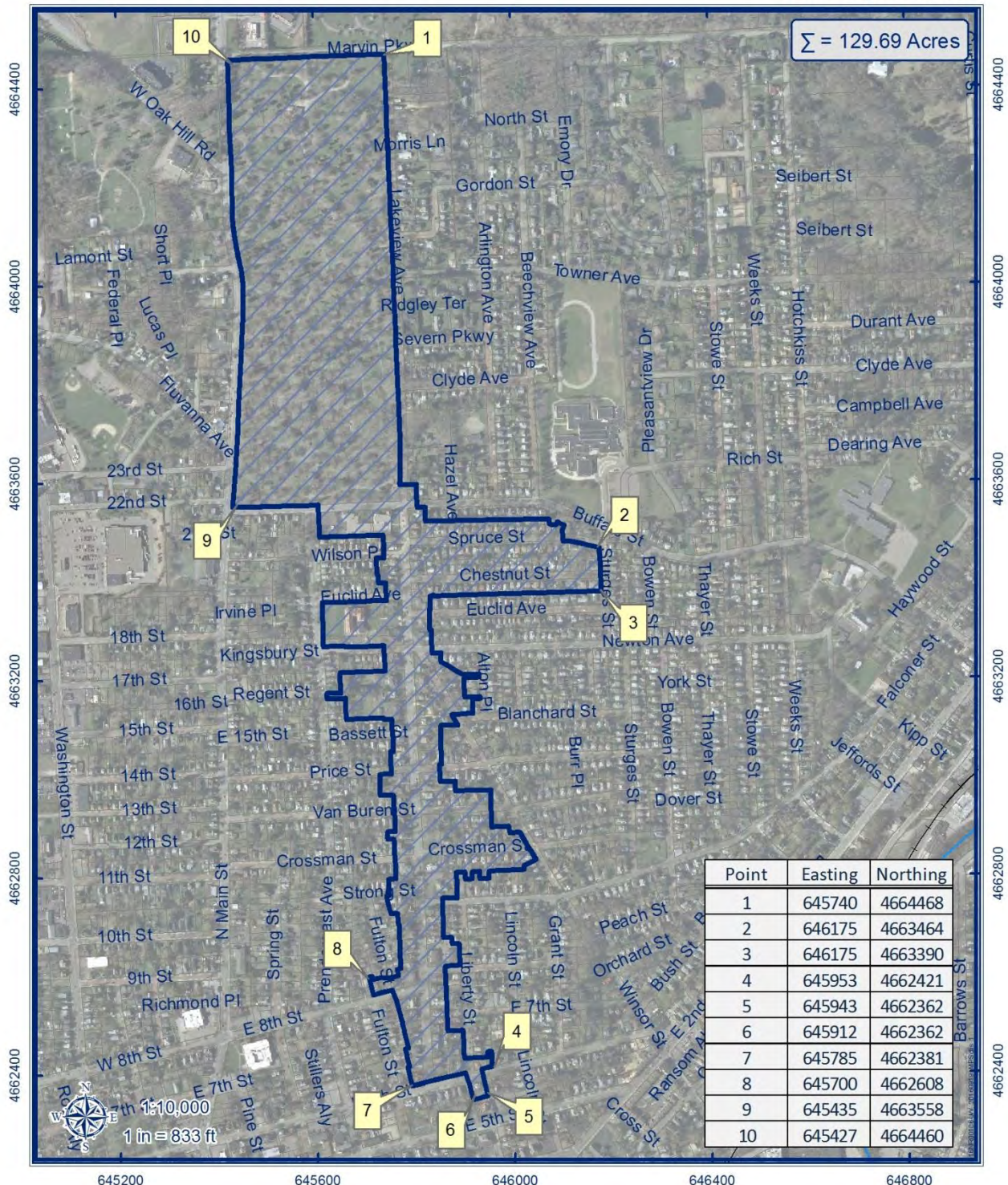
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Name of Property
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Lakeview Avenue Historic District

City of Jamestown,
Chautauqua Co., NY



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Lakeview Ave. HD



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Additional Information

Photo Log:

Name of Property: Lakeview Avenue Historic District
City : Jamestown
County: Chautauqua County
State: NY
Name of Photographer: Katie Eggers Comeau
Date of Photographs: October 2015-August 2016
Location of Original Digital Files: Bero Architecture PLLC, 32 Winthrop Street, Rochester, NY 14607

Photo #1

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0001

Lakeview Avenue, west side, view northwest; 3 Lakeview Avenue at left. August 2016.

Photo #2

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0002

Lakeview Avenue, east side, view northeast, 14 Lakeview Avenue at right. October 2015.

Photo #3

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0003

Lakeview Avenue, west side, view northwest, 27 Lakeview Avenue at left. August 2016.

Photo #4

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0004

Lakeview Avenue, east side, view southeast, 44 Lakeview Avenue at left. August 2016.

Photo #5

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0005

Lakeview Avenue, west side, view southwest, 45 Lakeview Avenue at right. August 2016.

Photo #6

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0006

52 Lakeview Avenue, view east. October 2015.

Photo #7

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NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0007

101 Lakeview Avenue, view northwest. October 2015.

Photo #8

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0008

100 Lakeview Avenue, view northeast. August 2016.

Photo #9

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0009

Lakeview Avenue, west side, view northwest, 117 Lakeview Avenue at left. August 2016.

Photo #10

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0010

119 Lakeview Avenue, view west. October 2015.

Photo #11

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0011

Lakeview Avenue, east side, view northeast, 118 Lakeview Avenue at right. October 2015.

Photo #12

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0012

Lakeview Avenue, west side, view northwest, 127 Lakeview Avenue at left. August 2016.

Photo #13

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0013

7 Falconer Street, view southeast. August 2016.

Photo #14

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0014

Lakeview Avenue west side, view southwest, 211 Lakeview Avenue at right. December 2015.

Photo #15

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0015

Lakeview Avenue west side, view southwest, 309 Lakeview Avenue at right. August 2016.

Photo #16

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0016

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300 Lakeview Avenue, view southeast. December 2015.

Photo #17

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0017

403 Lakeview Avenue, view northwest. December 2015.

Photo #18

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0018

Lakeview Avenue, east side, view northeast, 402 Lakeview Avenue at right. December 2015.

Photo #19

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0019

Lakeview Avenue, west side, view southwest, 415 Lakeview Avenue at right. August 2016.

Photo #20

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0020

Lakeview Avenue, east side, view southeast, 502 Lakeview Avenue at left. August 2016.

Photo #21

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0021

Lakeview Avenue, west side, view northwest, 509 Lakeview Avenue at left. October 2015.

Photo #22

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0022

Lakeview Avenue, west side, view southeast, 524 Lakeview Avenue at left. October 2015.

Photo #23

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0023

Lakeview Avenue, east side, view northeast, 532 Lakeview Avenue at right. August 2016.

Photo #24

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0024

Lakeview Avenue, west side, view southwest, 543 Lakeview Avenue at right. December 2015.

Photo #25

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0025

Lakeview Avenue, west side, view southwest, 609 Lakeview Avenue at right. December 2015.

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Photo #26

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0026

Lakeview Avenue, east side, view southeast, 610 Lakeview Avenue at left. August 2016.

Photo #27

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0027

Lakeview Avenue, east side, view southeast, 634 Lakeview Avenue at left. August 2016.

Photo #28

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0028

Lakeview Avenue, east side, view northeast, 700 Lakeview Avenue at right. August 2016.

Photo #29

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0029

Lakeview Avenue, west side, view southwest, 645 Lakeview Avenue at right. December 2015.

Photo #30

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0030

Lakeview Avenue, west side, view northwest, 653 Lakeview Avenue at left. December 2015.

Photo #31

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0031

Lakeview Avenue, east side, view south, 802 Lakeview Avenue at left. October 2015.

Photo #32

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0032

663 Lakeview Avenue, view west. October 2015.

Photo #33

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0033

904 Lakeview Avenue, view east. October 2015.

Photo #34

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0034

500 East Sixth Street, view southeast. October 2015.

United States Department of the Interior
National Park Service

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Continuation Sheet

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

Chautauqua County, New York

County and State

Section 11 Page 5

Photo #35

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0035

25 Liberty Street, view northwest. August 2016.

Photo #36

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0036

28 Liberty Street, view east. October 2015.

Photo #37

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0037

Liberty Street, west side, view northwest, 37 Liberty Street at left. August 2016.

Photo #38

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0038

47 Liberty Street, view west. October 2015.

Photo #39

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0039

East 8th Street, north side, view north, 225 East 8th Street at left. August 2016.

Photo #40

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0040

18 Strong Street, view south. October 2015.

Photo #41

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0041

19 Strong Street, view north. October 2015.

Photo #42

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0042

310 Crossman Street, view south. October 2015.

Photo #43

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0043

Crossman Street, south side, view southeast, 312 Crossman Street at right. December 2015.

Photo #44

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

Chautauqua County, New York

County and State

Section 11 Page 6

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0044

Crossman Street, north side, view northeast, 317 Crossman Street at left. December 2015.

Photo #45

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0045

Crossman Street, north side, view northeast, 341 Crossman Street at left. October 2015.

Photo #46

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0046

Crossman Street, south side, view southeast, 346 Crossman Street at right. August 2016.

Photo #47

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0047

Van Buren Street, north side, view northeast, 201 Van Buren Street at left. October 2015.

Photo #48

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0048

Van Buren Street, north side, view northeast, 203 Van Buren Street at left. December 2015.

Photo #49

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0049

Van Buren Street, south side, view southeast, 210 Van Buren Street at right. October 2015.

Photo #50

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0050

Van Buren Street, view west, 209 Van Buren Street at right. August 2016.

Photo #51

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0051

Winsor Street, west side, view northwest, 625 Winsor Street at left. October 2015.

Photo #52

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0052

Winsor Street, east side, view southeast, 632 Winsor Street at left. October 2015.

Photo #53

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0053

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National Register of Historic Places
Continuation Sheet

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

Chautauqua County, New York

County and State

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636 Winsor Street, view east. October 2015.

Photo #54

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0054

642 Winsor Street, view east. October 2015.

Photo #55

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0055

North end of Winsor Street, view southeast from Newton Avenue. December 2015.

Photo #56

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0056

28 Euclid Avenue, view southwest. August 2016.

Photo #57

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0057

Chestnut Street, north side, view northeast, 15 Chestnut Street at left. November 2015.

Photo #58

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0058

Chestnut Street, south side, view southeast 18 Chestnut Street at right. December 2015.

Photo #59

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0059

Chestnut Street, south side, view southeast, 28 Chestnut Street at right. December 2015.

Photo #60

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0060

Chestnut Street, north side, view northeast, 27 Chestnut Street at left. October 2015.

Photo #61

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0061

37 Chestnut Street, view northeast. October 2015.

Photo #62

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0062

Chestnut Street, view east, 34 Chestnut Street at right. August 2016.

United States Department of the Interior
National Park Service

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Continuation Sheet

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

Chautauqua County, New York

County and State

Section 11 Page 8

Photo #63

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0063

Chestnut Street, north side, view northwest, 55 Chestnut Street at right. August 2016.

Photo #64

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0064

Chestnut Street, south side, view southwest, 58 Chestnut Street at left. December 2015.

Photo #65

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0065

Chestnut Street, north side, view northwest, 67 Chestnut Street at right. August 2016.

Photo #66

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0066

Chestnut Street, south side, view southwest, 82 Chestnut Street at left. August 2016.

Photo #67

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0067

136 Wilson Place, view southwest. August 2016.

Photo #68

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0068

Spruce Street, south side, view southeast, 14 Spruce Street at right. October 2015.

Photo #69

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0069

Spruce Street, north side, view northwest, 21 Spruce Street at right. December 2015.

Photo #70

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0070

Spruce Street, south side, view southwest, 34 Spruce Street at left. December 2015.

Photo #71

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0071

Spruce Street, north side, view northwest, 33 Spruce Street at right. December 2015.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

Chautauqua County, New York

County and State

Section 11 Page 9

Photo #72

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0072

Spruce Street, north side, view northeast, 39 Spruce Street at left. August 2016.

Photo #73

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0073

Spruce Street, south side, view southeast, 40 Spruce Street at right. August 2016.

Photo #74

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0074

Spruce Street, north side, view northwest, 59 Spruce Street at right. December 2015.

Photo #75

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0075

Spruce Street, south side, view southeast, 62 Spruce Street at right. August 2016.

Photo #76

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0076

Spruce Street, north side, view northwest, 65 Spruce Street at right. November 2015.

Photo #77

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0077

Spruce Street, south side, view southwest, 66 Spruce Street at left. August 2016.

Photo #78

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0078

Spruce Street, south side, view southeast, 72 Spruce Street at right. August 2016.

Photo #79

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0079

102 Buffalo Street, view southeast. October 2015.

Photo #80

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0080

Lake View Cemetery, entrance area, view northwest toward administration building. August 2016.

Photo #81

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0081

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

**National Register of Historic Places
Continuation Sheet**

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

Chautauqua County, New York

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Lake View Cemetery, view northwest. August 2016.

Photo #82

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0082

Lake View Cemetery, view southwest toward Prendergast monument. August 2016.

Photo #83

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0083

Lake View Cemetery, view southeast showing grass path. August 2016.

Photo #84

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0084

Lake View Cemetery, view northwest toward Soldiers' Circle. August 2016.

Photo #85

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0085

Lake View Cemetery, view northwest toward North Main Street entry gates. August 2016.

Photo #86

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0086

Lake View Cemetery, view southeast. August 2016.

Photo #87

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0087

Lake View Cemetery, view northwest in newer (north) portion of cemetery. August 2016.

Photo #88

NY_ChautauquaCounty_LakeviewAvenueHistoricDistrict_0088

Lake View Cemetery, view northwest showing trees and grading at south side of Catholic cemetery. August 2016.

United States Department of the Interior
National Park Service

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Continuation Sheet

Section 11 Page 11

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

Chautauqua County, New York

County and State

Historic Maps



Figure 1. Map of Chautauqua County, New York: from actual surveys. Philadelphia: Publisher, Collins G. Keeney, 1854.

Lakeview Avenue is the unlabeled road running parallel to, and to the right of, the north arrow.

United States Department of the Interior
National Park Service

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Continuation Sheet

Section 11 Page 12

LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property
Chautauqua County, New York
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Figure 2. *New Topographical Atlas of Chautauqua County, New York.* Philadelphia: Wm. Stewart, Publisher, 1867.

Lakeview Avenue is at upper right.

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National Park Service

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LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property
Chautauqua County, New York
County and State

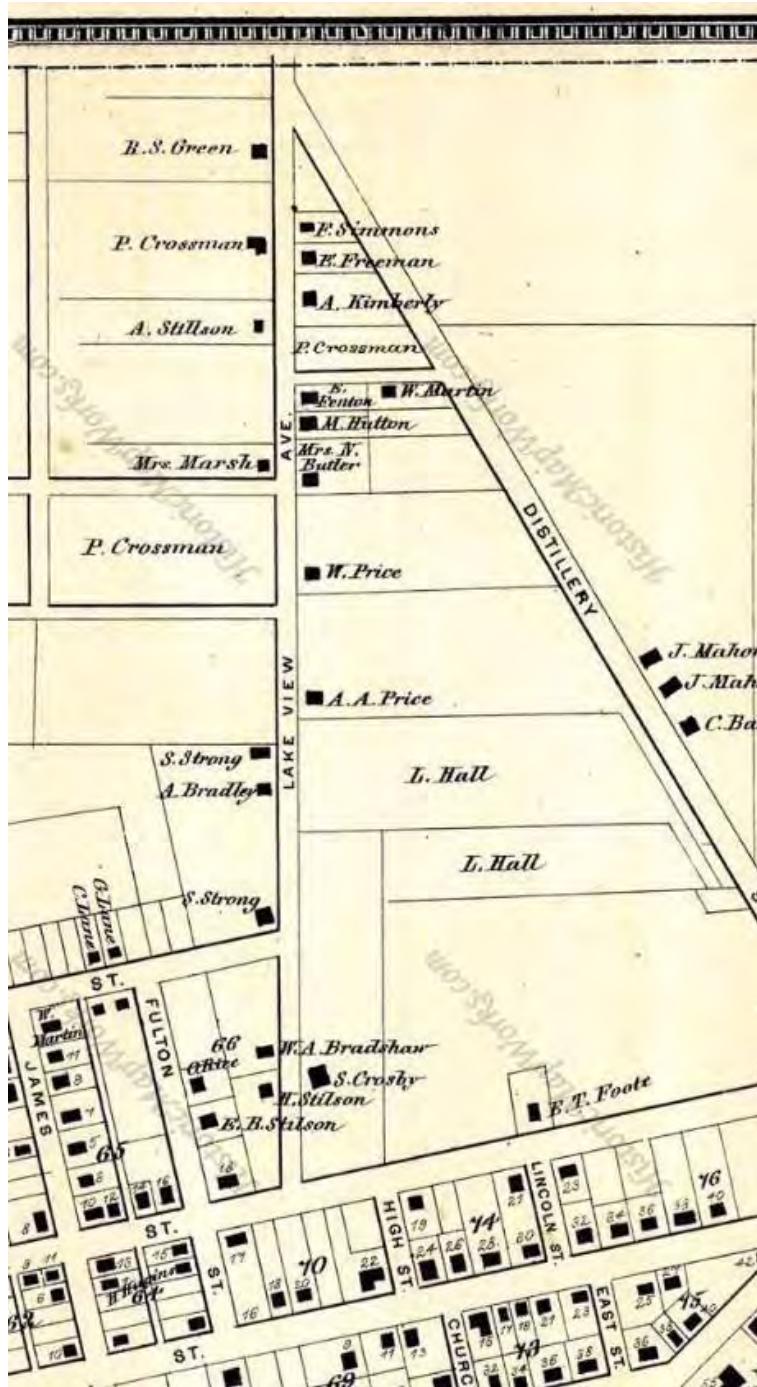


Figure 3. *New Topographical Atlas of Chautauqua County, New York.* Philadelphia: Wm. Stewart, Publisher, 1867.

United States Department of the Interior
National Park Service

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Continuation Sheet

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LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property
Chautauqua County, New York
County and State

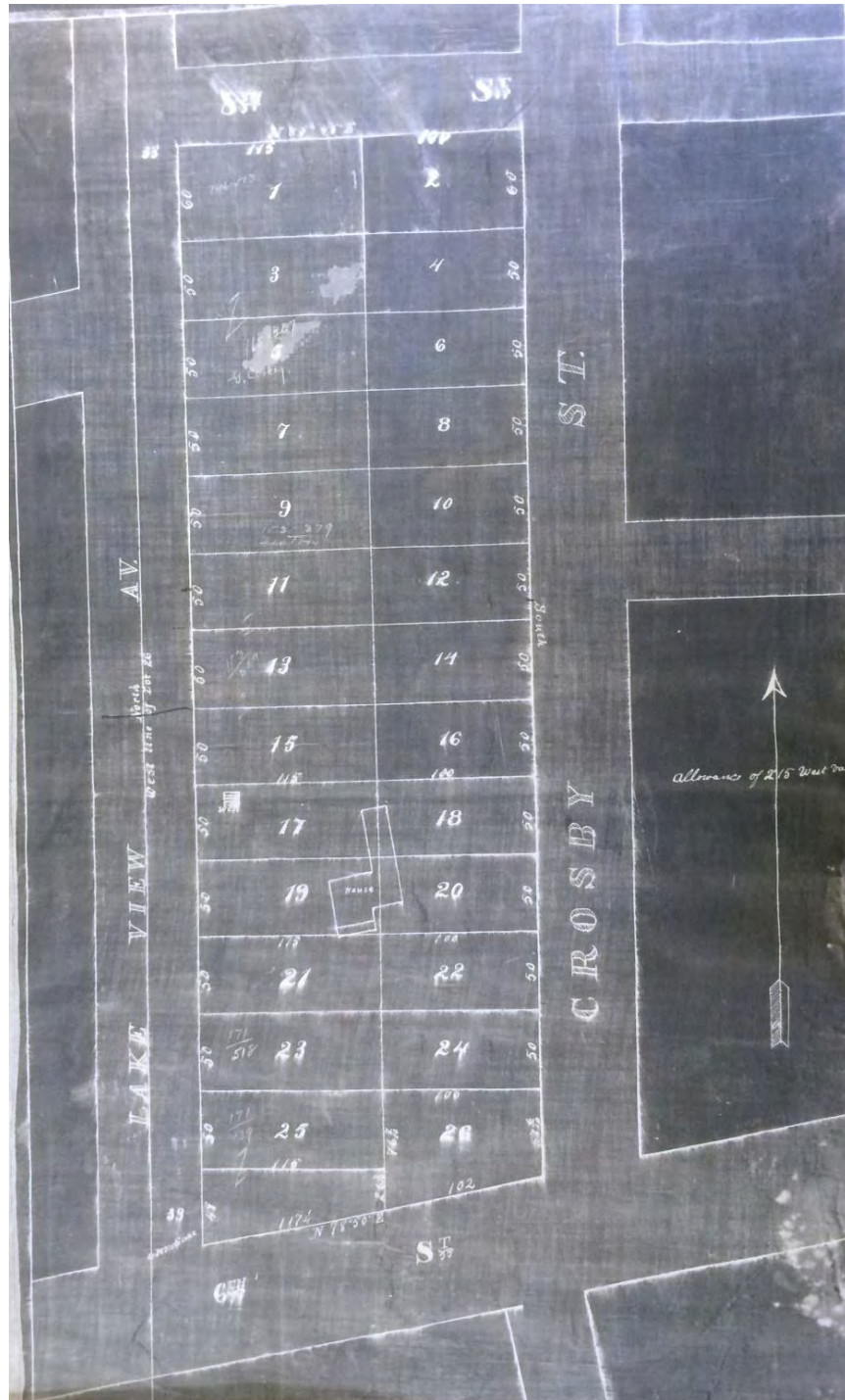


Figure 4. Subdivision map showing division of Mary Ann Crosby's property into building lots circa 1881. The Crosby house, now located on Liberty Street, is shown in its original orientation with the primary façade facing south toward Eat Sixth Street. Chautauqua County, Mayville, New York.

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LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

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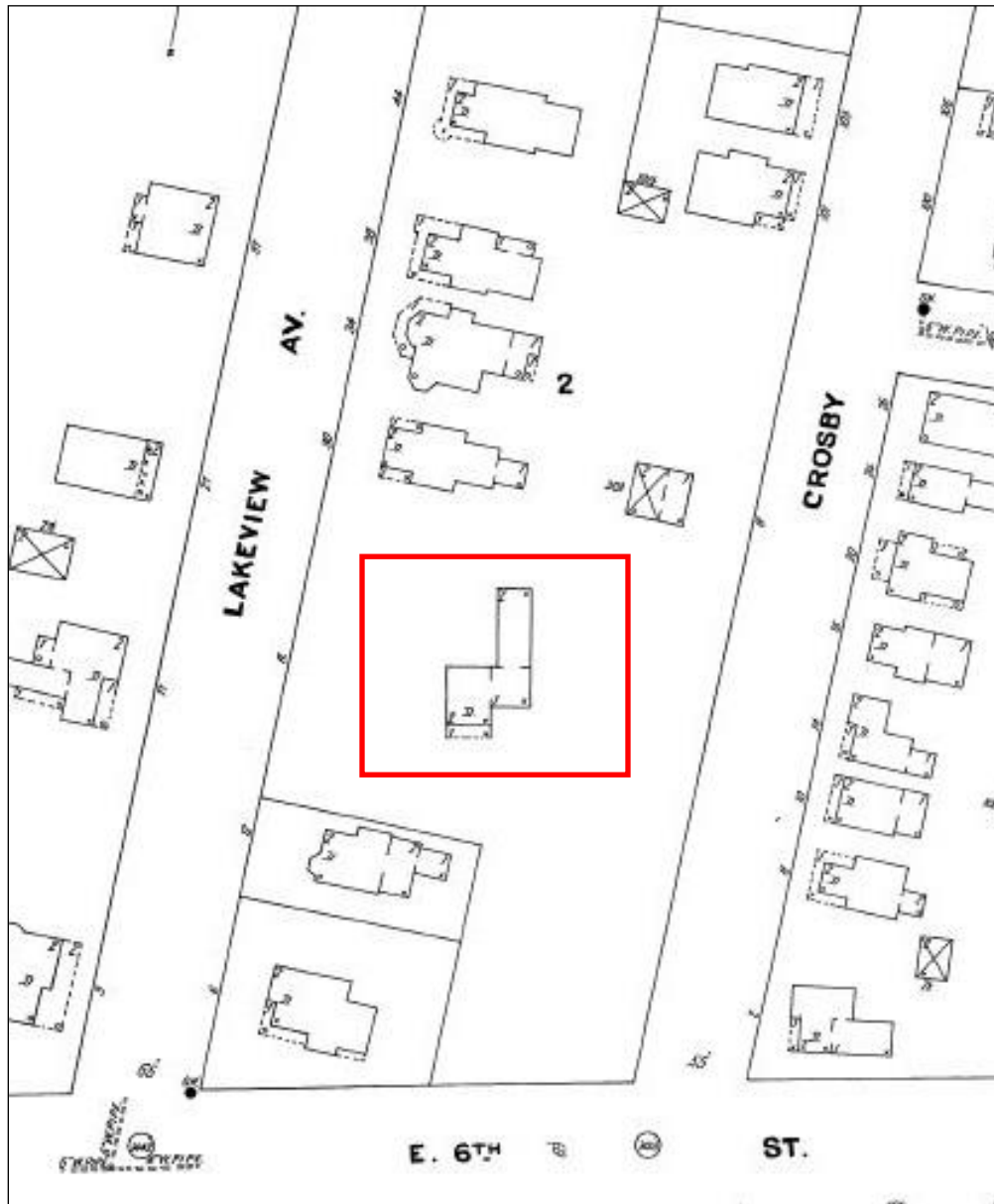


Figure 5a. Detail of the 1902 Sanborn map, Plate 13, showing the Crosby House between Lakeview Avenue and Crosby Street (now Liberty Street), oriented south toward East Sixth Street, surrounded by houses built in the 1880s-1890s as Mary Ann Crosby subdivided her property.

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LAKEVIEW AVENUE HISTORIC DISTRICT

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Figure 5b. A similar view on the 1930 Sanborn map. The Crosby House has now been moved to its present site at 47 Liberty Street, the third house north of Sixth Street.

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LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property
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County and State

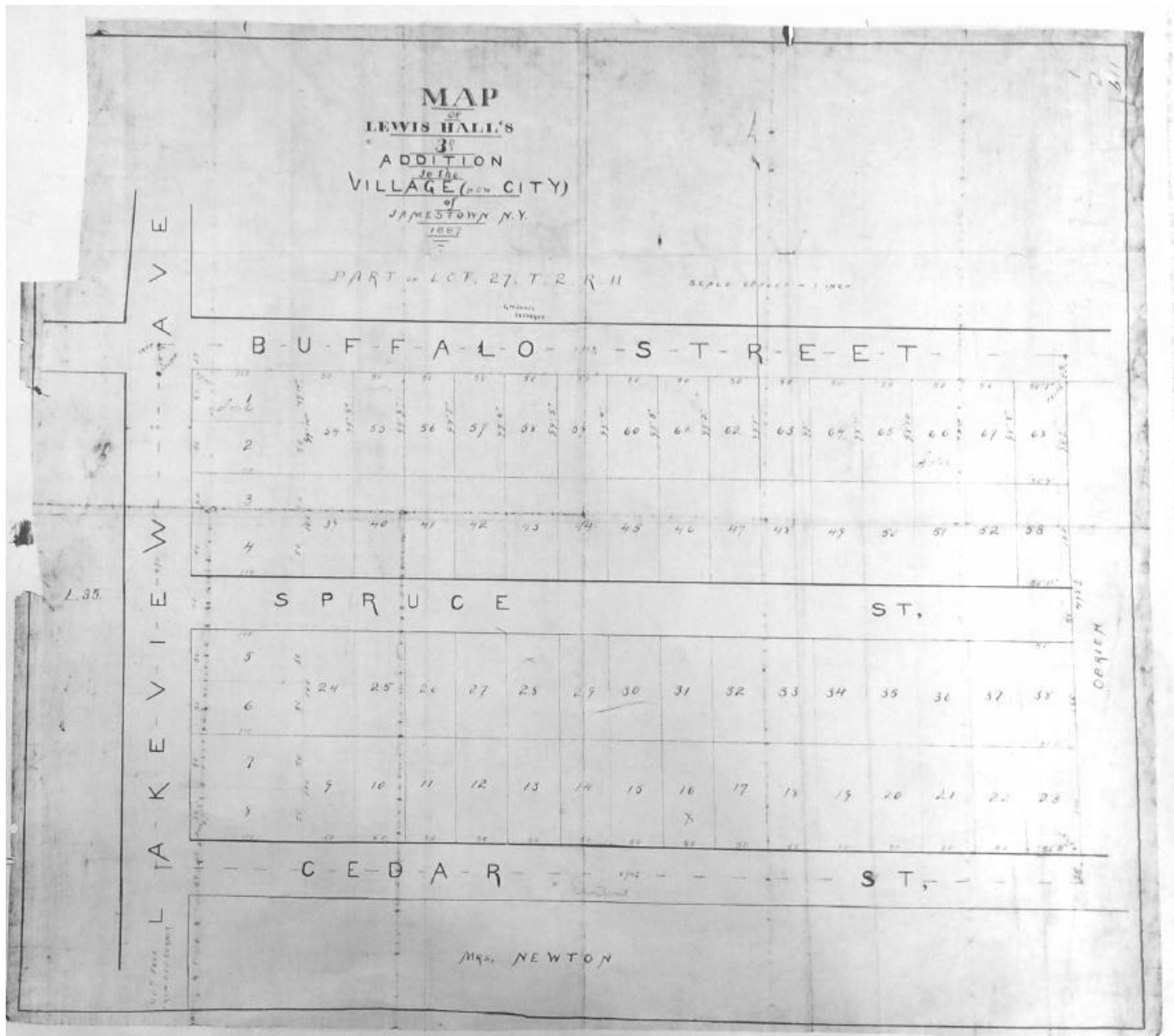


Figure 6. Lewis Hall's Third Subdivision, map filed 1887. Chautauqua County, Mayville, New York.

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LAKEVIEW AVENUE HISTORIC DISTRICT

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Figure 7. E. Morgan's Allotments B and C, subdivision map filed 1893.

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LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property
Chautauqua County, New York
County and State

ON THE MARKET

**E. MORGAN'S
ALLOTMENTS
Band C
IN THE CITY OF
JAMESTOWN, N.Y.
PART OF LOTS 26-27,
TOWN 2, RANGE 11**

**Take good advice and buy a lot on this beautiful spot.
Everybody delighted who lives in this locality.**

**Most Attractive and Desirable Section in the City and Gains
Rapidly in Improvements.**

Unsurpassed for purity of air, healthfulness, beauty and extent of views.
Soil is gravel, which means perfect drainage.
Streets laid out with great care and liberality; fine trees all over the tract
and every lot beautifully graded.

NEW HOUSES READY TO OCCUPY.

Houses built as desired and sold on small monthly pay-
ments.

Have a new, modern home and enjoy life—best kind of
savings bank account. Cost of building will not be any
lower. For prices, etc., apply to

E. MORGAN, 10 E. Fourth St.

Figure 8. Ad for E. Morgan Allotment, *Jamestown Evening Journal*, 12 May 1906. Versions of this ad appeared from 1893 into the 1910s.

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Continuation Sheet

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LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

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County and State

Historic Drawings and Photos



Figure 9. Bird's eye view of the village of Jamestown, Chautauqua County, New York. Madison, Wisconsin: J.J. Stoner, 1882.

In this view, Lakeview Avenue runs diagonally from the upper left, where Lake View Cemetery is visible, to the lower right.

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Continuation Sheet

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LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

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Figure 10. View north along Lakeview Avenue, circa 1910. From left, the houses visible are 403, 409, and 415 Lakeview Avenue. Note the Italianate appearance of No. 415, later remodeled.

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LAKEVIEW AVENUE HISTORIC DISTRICT

Name of Property

Chautauqua County, New York

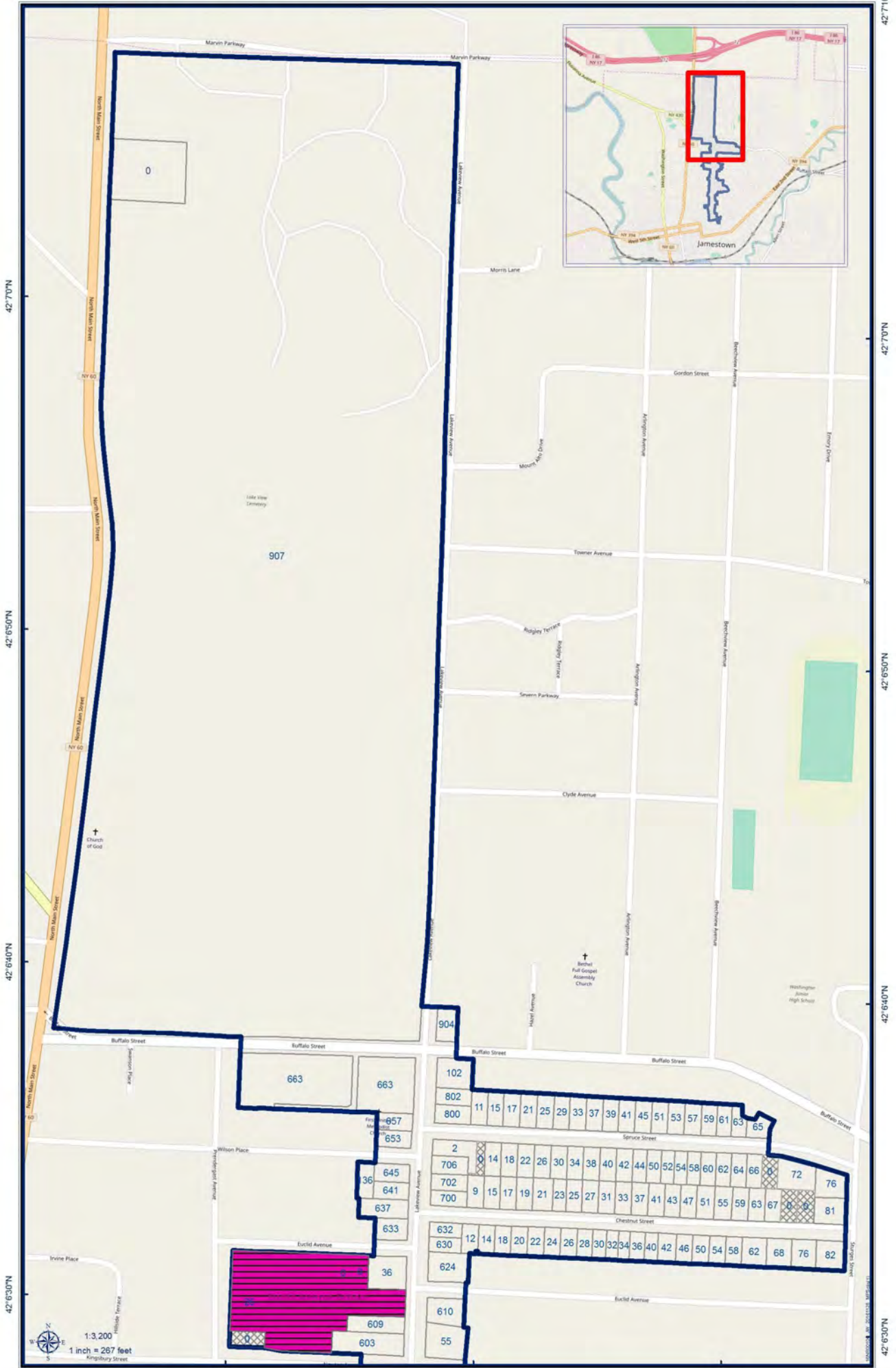
County and State



Figure 11. Lakeview Avenue, east side, view north circa 1910. The house at far right is the N.W. Gokey Mansion, no longer extant; at center is the William Gokey house, 114 Lakeview Avenue.

Lakeview Avenue Historic District

City of Jamestown,
Chautauqua Co., NY



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

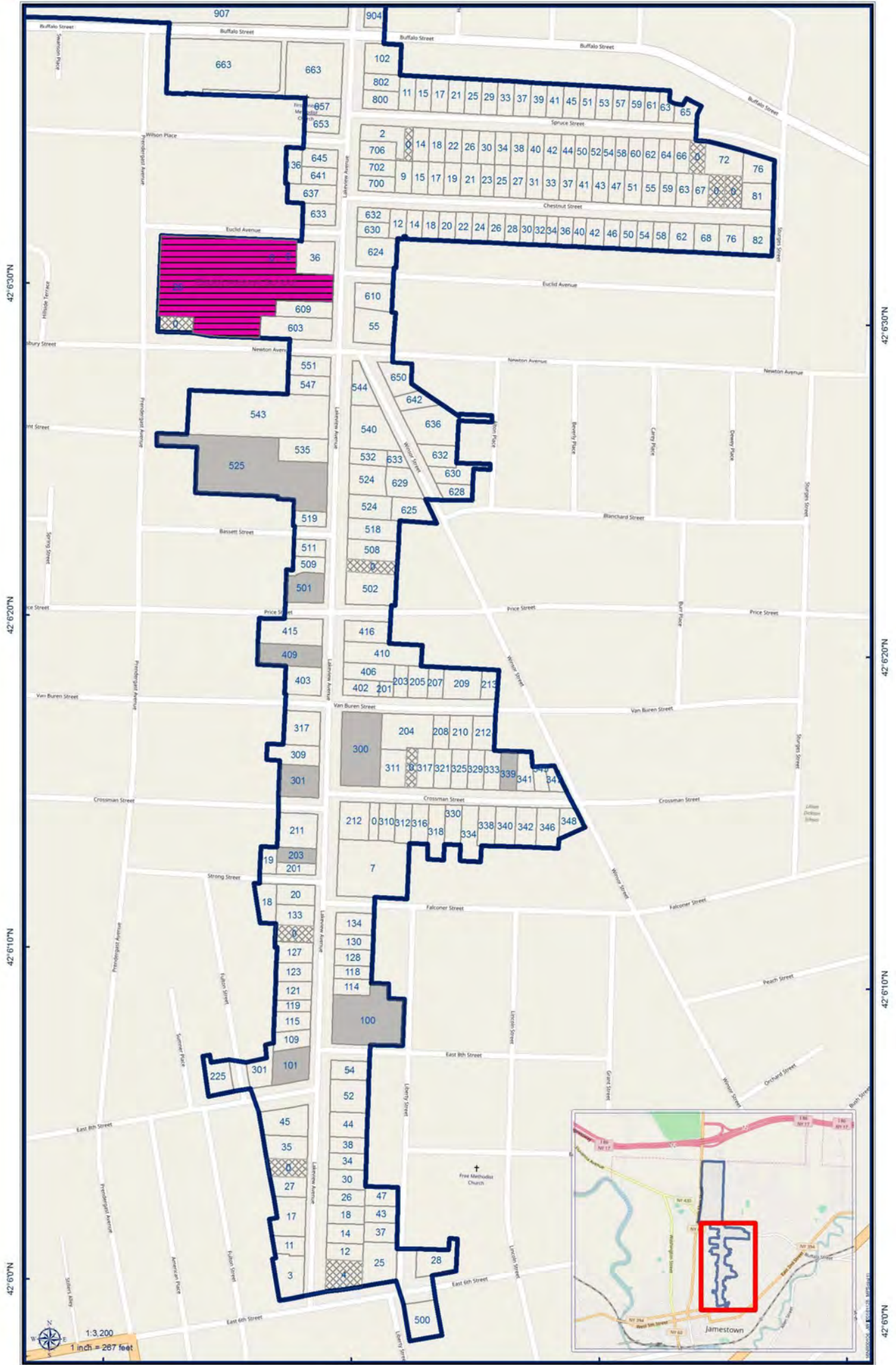


- Previous NR Listing
- Lakeview Ave. HD
- Contributing
- Non-Contributing
- Vacant



Lakeview Avenue Historic District

City of Jamestown,
Chautauqua Co., NY



79°14'20"W
Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

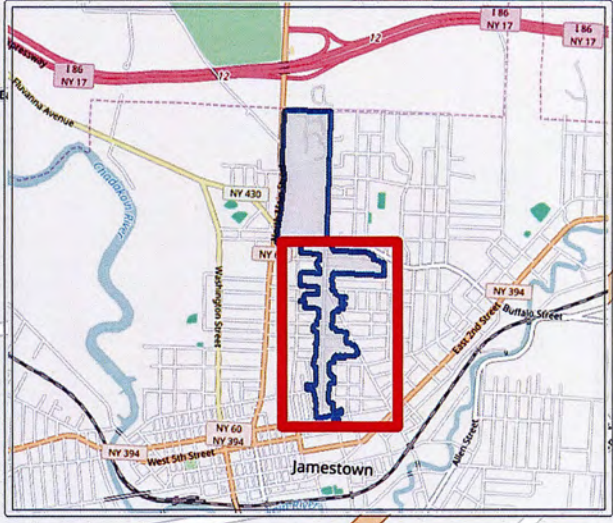
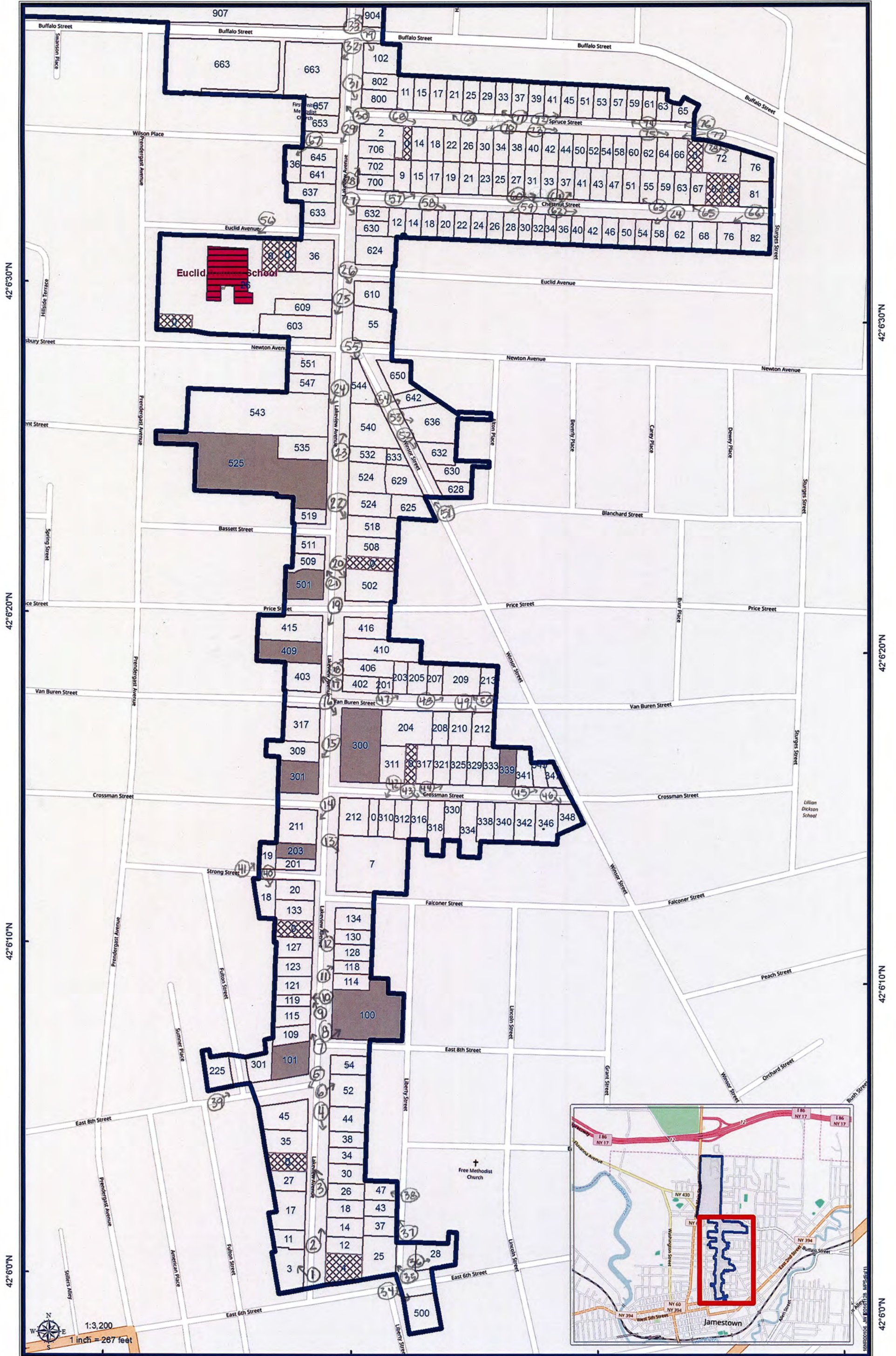


- Previous NR Listing
- Contributing
- Non-Contributing
- Vacant
- Lakeview Ave. HD



Lakeview Avenue Historic District

City of Jamestown,
Chautauqua Co., NY



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

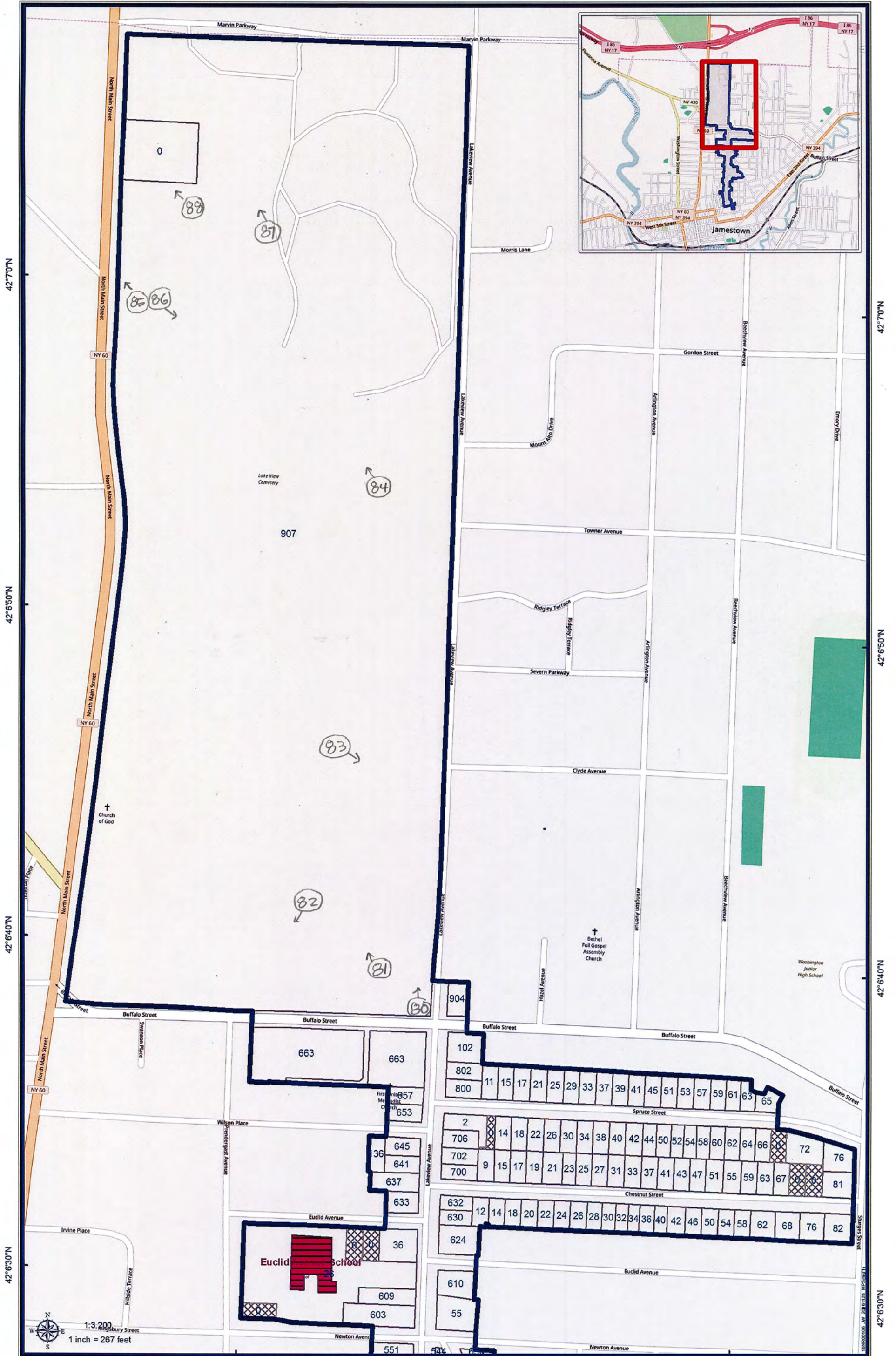


-  Previous NR Listing
-  Contributing
-  Vacant
-  Lakeview Ave. HD
-  Non-Contributing



Lakeview Avenue Historic District

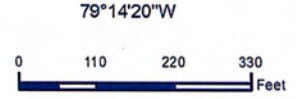
City of Jamestown,
Chautauqua Co., NY



42°70'N
42°650'N
42°640'N
42°630'N

42°70'N
42°650'N
42°640'N
42°630'N

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



- Previous NR Listing
- Contributing
- Vacant
- Lakeview Ave. HD
- Non-Contributing













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LAKEVIEW

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802

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REALTY INC.

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**Howard
Hanna**
Holt Real Estate
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RENEE PCHILKA
716-680-3397















37





















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BUFFALO AVENUE

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STANDING
OR
STOPPING
OF
VEHICLES
EXCEPT
FOR
LOADING
OR
UNLOADING
PASSENGERS
OR
PROPERTY





GATES
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8:30

OFFICE















CARLSON
TRAY W. CARLSON
1905 - 1984









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

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

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



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



23 January 2017

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

Re: National Register Nomination

Dear Ms. Abernathy:

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

Henry Whitney House, Broome County
Lakeview Cemetery, Onondaga County
Phillips-Manning House, Chenango County
Lakeview Historic District, Chautauqua County
Watrous Peck House, Ontario 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

PHILIP A. CALA

ATTORNEY AT LAW

Furniture Mart Building, 111 West Second Street, Jamestown, New York 14701
Phone: (716) 483-2252 – FAX: (716) 661-3468

October 19, 2016

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
P.O. 189
Waterford, NY 12188-0189



RE: Lakeview Avenue Historic District

Dear Ms. Pierpont:

I am responding to your letter of October 7 addressed to my father, Philip L. Cala, regarding the family homestead at 301 E. 8th Street, Jamestown.

My father passed away but my mother, Nelle T. Cala continues to reside at the premises. She has asked me to respond to your letter.

She is in favor of the designation of the Historic District and enthusiastically supports it.

She also wanted me to convey some facts regarding the property that she thought might be, if not useful at least of interest.

She believes the house was constructed around 1900 and she still has the architect's drawings. I believe the architect was Clarence Pederson. The house is a stucco and beam English Tudor style and my parents have been told that the American chestnut beams were probably timbered and milled somewhere in the vicinity. The home was commissioned by George W. Jude, a prominent attorney who practiced into the 1950's. I suspect that his English heritage figured in his choice of design.

Thank you for your courtesy in allowing me to offer my mother's observations

Very truly yours,

Philip A. Cala

PAC/nyc

Alexis Abernathy
4/13/17

[Handwritten signature]
4/18/17

[Handwritten signature]
5/5/17
4/15/17

H32(2280)

APR 21 2017

The Honorable Kirsten Gillibrand
U. S. Senate
Washington, DC 20510

Dear Senator Gillibrand:

Thank you for your letter of January, 6, 2017, supporting the nomination of the Lakeview Cemetery in Skaneateles, New York, to the National Register of Historic Places. The Lakeview Cemetery was listed in the National Register of Historic Places on March 3, 2017.

If we can provide further information on the National Register process or other assistance, please contact Alexis Abernathy of the National Register staff at 202-354-2236, or at alexis_abernathy@nps.gov. We appreciate your interest in the historic preservation programs of the National Park Service.

Sincerely,

/s/ Hampton Tucker

for Stephanie S. Toothman, Ph.D.
Associate Director, Cultural Resources, Partnerships,
and Science
Keeper, National Register of Historic Places

cc: New York/SHPO

bcc: 2280 Loether, Toothman
Basic File Retained in 2280

FNP:AAbernathy:OP:04/13/2017:S:NR/Alexis/Letters/Lakeview Cemetery Gillibrand letter

DTS # 22759
Appropriate
Action

MRK 1/18/17

KIRSTEN GILLIBRAND
U.S. SENATOR
NEW YORK

United States Senate

WASHINGTON, DC 20510-2099

January 6, 2017



Mr. Jonathan B. Jarvis
Director
National Park Service
1349 C Street NW
Washington, DC 20240

Dear Director Jarvis,

I write in support of the application submitted by the Lakeview Cemetery for placement on the National Park Service's National Register of Historic Places. This status will recognize the historic significance of Lakeview Cemetery and help to preserve its rich history for years to come.

Established as a municipal cemetery in 1871 and serving as a private burial ground since 1812, Lakeview Cemetery has been the resting place of many prominent community residents for over two hundred years. The Cemetery also houses the notable Soldiers and Sailors Monument, dedicated in 1895. Commissioned by Skaneateles Chapter of the Grand Army of the Republic, an organization of Civil War Veterans, the monument pays homage to over 300 of the town's Civil War enlistees and soldiers, over 60 of whom lost their lives in the war.

The listing of Lakeview Cemetery on the National Register of Historic Places will ensure that the Cemetery and its monument are preserved and their historic merit acknowledged. This will enable future generations of New Yorkers and Americans to enjoy and learn about the rich history of Skaneateles, its residents, and their role in the Civil War, while also helping to contribute to the region's tourism industry.

I ask that you please give this application your full consideration. If you have any questions, or desire further information, please do not hesitate to contact my staff member Laura Driscoll at (202)-224-4451.

Sincerely,

Kirsten Gillibrand
United States Senator