

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name Arvine Heights Historic District
other names/site number _____

2. Location

street & number 15-120 Arvine Heights

N/A	not for publication
N/A	vicinity

city or town Rochester
state New York code NY county Monroe code 055 zip code 14611

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide X local
Roger A. Pappant DBHPO 4/13/15
Signature of certifying official/Title Date
State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets ___ does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)
Joe Edson M. Beall 6-1-15
Signature of the Keeper Date of Action

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5. Classification

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

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

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
61	3	buildings
0	0	sites
0	0	structures
0	0	objects
61	3	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

DOMESTIC/residence

DOMESTIC/residence

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

EARLY 20th CENTURY: COLONIAL

 REVIVAL, BUNGALOW/CRAFTSMAN,

 TUDOR REVIVAL

foundation: BRICK, CONCRETE

 walls: WOOD, BRICK, VINYL, STUCCO,

 ALUMINUM, STONE

 roof: ASPHALT

 other: _____

Narrative Description

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

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Summary Paragraph

The Arvine Heights Historic District is located in the southwest quadrant of the city of Rochester, Monroe County, New York in an area known as the Nineteenth Ward, a large section of the city that rapidly developed into residential neighborhoods after the area was annexed in the late nineteenth-century. The nominated district is limited to a one-block residential street known as Arvine Heights, which is developed with single-family homes on the north and south sides of the street. Arvine Heights is the most intact portion of a slightly larger, three-street early twentieth century residential development known as Arvine Park. Arvine Heights is bounded by Genesee Street to the west and terminates at Genesee Valley Park (a local park) to the east. The properties along the street compose an area of roughly four acres and contain 37 contributing primary buildings, all residences. Associated with these residences are 27 secondary buildings, mostly private single-story garages, with the majority being contemporary with the primary buildings; 24 of these are contributing to the nomination. Buildings considered non-contributing have lost integrity or were built outside of the period of significance. The majority of the buildings on Arvine Heights date from around 1920, constructed after the development was laid out (1918). A few were built in the late 1930s and early 1940s, indicating a brief renewal of construction after the Great Depression that was again interrupted by World War II. By this time, most of the street was developed, but two more houses were added in 1956-57. In spite of the different periods of construction and various builders, the houses are similar in style and appearance, being representations of the early twentieth century Colonial Revival, Arts and Crafts/Bungalow or Tudor Revival styles. The houses also share same sized lots, similar setbacks from the street, lawns interrupted by a sidewalk and curbside tree lawns, many with single trees. The streets surrounding Arvine Heights contain houses from roughly the same period (1918-1957), but individual houses of similar integrity are widely dispersed. The Arvine Heights Historic District is the most intact contiguous collection in this section of the Nineteenth Ward representing the era of development of automobile accessible streets for middle-class single family residences.

Narrative Description

The Arvine Heights Historic District is located in the southwest section of the city of Rochester in the south end of the area known as the Nineteenth Ward near Genesee Valley Park, an Olmsted-designed park along the Genesee River. Most of the houses in the district were constructed in the 1920s with a few in the early 1930s. The rest were constructed between 1937 and 1942. Two more were added in the late 1950s and, like the rest of the buildings on the street, were designed as single-family homes, many with accompanying garages built contemporary with the residence. A majority of the homes were built in the Colonial Revival style and several reflect Arts and Crafts style designs. All houses share the same setback and most have similar size lots of roughly 40 feet wide with a 90 foot depth. Property lines are fairly regular with the district boundaries forming a rectangle to encompass the contributing properties on both sides of Arvine Heights. One property omitted from

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the district is at the corner of Arvine Heights and Genesee Street. This property was excluded because the building was highly altered and has suffered a severe loss of integrity. It is also the only house on Arvine Heights that actually fronts Genesee Street, literally turning its back on the district. The majority of the houses in the district have a high degree of integrity. Some buildings have non-historic siding and/or replacement windows, but the modifications do not drastically affect the form, massing, or features, or detract from the neighborhood's character along the streetscape. The district's buildings are common interpretations of popular residential architectural styles from the period of significance. The district lacks high-style buildings or any clearly architect-designed homes. The single-family homes along Arvine Heights epitomize the relatively modest designs directed toward a middle-class clientele in a newly developing area of the Nineteenth Ward. The district's integrity makes Arvine Heights an excellent study of one of the many early twentieth century developments that took place during a period of expansion in the city of Rochester and marks the end period of the Nineteenth Ward's building history as one of the last neighborhoods to be planned and constructed.

Setting

The district is bordered on the north by a new residential street known as Brookscrest Way, which was originally the grounds of the Valley Court Apartment complex that was built in the 1930s and recently demolished. To the south is Elmwood Avenue, which leads to the Elmwood Avenue Bridge and the Strong Memorial Hospital/University of Rochester Medical complex. The west edge of the district is bordered by Genesee Street, which is also a main thoroughfare of residential and commercial buildings dating from throughout the twentieth century. The eastern terminus of Arvine Heights is a wooded copse that overlooks Genesee Valley Park, an Olmsted-designed park (1888) that follows the banks of the Genesee River from the edge of the district south to the park's main grounds on the south side of Elmwood. The district's close proximity to the park features into its attraction as a desirable residential area and its historic development.

Arvine Heights was first laid out in 1918 on lands previously owned by local real estate developer Lily Church Arvine, who previously used the area and the land immediately to the north as a nursery. In 1918, lands surrounding the Jewish Orphan Asylum were divided up into several smaller parcels, with Arvine Heights to the south, and Oakville Terrace and Arvine Park to the north, all labeled as sub-developments of the "Arvine Park Tract." After Genesee Park Boulevard was paved in 1916, residential construction began on these streets, which is reflected in the dates of construction of the buildings. County records indicate that the first house on Arvine Heights was built in 1917, but this is questionable due to the date of the initial lot divisions of the street in 1918. Surrounding streets were developed earlier with Arvine Heights being the last to be laid out. The street has a definite visual distinction from its neighboring streets, a result of the bulk of the residential construction beginning around 1920. Arvine Heights is the only portion of the Arvine Park Tract that retains its

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original layout and integrity; all but five houses of Oakville Terrace and Arvine Park, were demolished and replaced with new construction.

STREET PLAN

Lots along both sides of Arvine Heights are generally similar, being 40-feet wide and 90-feet in length with only three lots being larger, two of them flanking the ends of the north side of the street. The road is paved with macadam or asphalt, and original stone curb-cuts are present at several of the driveways. Houses face the street and have driveways along the west side of the property that lead to garages in the rear of the lot. Houses share similar setbacks, being placed forward in the property (near the street) with small front lawns and large backyards. The uniform setback includes a street-length paved sidewalk dividing the lawn into front lawn and curbside tree lawn. Several of the houses have raised walks following the driveway to the main entrance that have two steps edged with rusticated stone or brick.

Landscape features are minimal along Arvine Heights. The street is lined with 30 deciduous trees of different species spread evenly along the street in the curbside tree lawns, resulting in a wide canopy shading the street. Front yard plantings include one or two shrubs selected by the property owners. A handful of mature deciduous and coniferous trees in front lawns are limited to the properties at numbers 12, 26, 27 and 31. Backyards generally include more mature trees, which create visual barriers with the adjacent properties on the neighboring streets.

ARCHITECTURE

Once the street was laid out, the houses in the Arvine Heights Historic District followed quickly, with most of homes built during the 1920s. Over 50 percent of the buildings were constructed between 1920 and 1929. The architecture on Arvine Heights features buildings that are either vernacular one and one-half or two-story expressions of the Colonial Revival or Arts and Crafts styles. A few have Tudor Revival detailing. Even the houses built late in the period of significance (1918-1957) are post World War II expressions of the Colonial Revival. This overall consistency in style, form and size creates a strong sense of cohesion within the district. The use of different materials, fenestration and architectural detail varies enough so that homes appear to display a certain degree of individuality. The majority of the buildings were constructed by local builders who utilized existing plans or pattern books for the homes, which reflected popular architectural styles of the time. The most common building material is wood and there are very few brick buildings.

Among the individual houses, several have large porches on the front and the overall fenestration is consistently even, although the details vary. The majority of the windows are double-hung sash, with multi-light casement windows being the next most prevalent type. Common features seen throughout the district include

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bay windows, large open porches, enclosed entries, dormer windows, wood porch columns, leaded glass windows, and single-story wings attached to the side or rear of the building. Most of the homes are two and one-half stories with front- or side-gabled roofs, but there are a few smaller Arts and Crafts bungalows with cross-gabled roofs. Twenty-four of the properties contain rear garages, many of which replicate the detailing and design features of the houses, indicating that they were constructed around the same time as the residence.

Twenty of the houses were constructed in the Colonial Revival style, seven in Tudor Revival, and ten in the with Craftsman style, mostly bungalows. The houses in the district reflect the popularity of eclectic styles during the district's period of significance and also demonstrate the re-emergence of the Colonial Revival as one of the most popular residential design styles by the late 1920s. The house at 105 Arvine Heights is an excellent example of the Colonial Revival in the district, with a moderately pitched side-facing gable, a covered entry with a front-facing triangular pediment supported by two fluted columns with simple square capitals. The center bay of the building is a shed roofed polygonal bay of five four-over-four windows. Other good examples of the style include 64 Arvine Heights and 89 Arvine Heights, as well as a Dutch Colonial variation at 48 Arvine Heights.

During the Great Depression of the 1930s, houses built on the street reflected the economic reality of the times, often resulting in smaller residences that retained the feeling of the earlier houses, but with less massing. 99 Arvine Heights (1939) and 111 Arvine Heights (1938) represent this trend by being only one-and-one-half stories. Both houses feature side gabled roofs with two small gabled dormers and centrally placed entries. The trend to smaller houses returned after World War II and 74 Arvine Heights is an excellent example, built in 1956. Its form, massing and detailing complements that of the older, more modest houses on Arvine Heights.

No. 95 Arvine Heights (1926) is one of the best examples of Tudor Revival houses in the district. This two-and-one-half story residence has a steeply-pitched offset front gable with one end that extends to the projecting entrance. The house features the classic stylistic detail of half-timbering, a stucco exterior and an entrance with a high pitched pediment with cornice returns. The house has a bank of three windows that are six-over-one double-hung sash with a similar pair above in the second floor. Other good examples of the Tudor Revival are 37, 43 and 58 Arvine Heights, each with a steeply pitched front gable that extends from the second floor to the first. 58 Arvine Heights has been resided but the other two retain the original wood siding.

The Craftsman style emerged at the turn-of-the-twentieth century and remained popular through the 1930s. Inspired by the English Arts and Crafts movement, the bungalow was an architectural expression of the craftsman style that developed in Southern California, which became widely popularized through print and

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pattern books. A grouping of three Craftsman era homes on Arvine Heights illustrates the variations within the bungalow genre. 63 Arvine Heights is a one and one-half story house with an overhanging hipped roof and single bay porch. 55 and 53 Arvine Heights are two-story residences with side gabled roofs and prominent front dormers over the front porches. The porch at 55 is open, whereas 53 is enclosed. 55 Arvine Heights features an entrance with a set of French doors and the other two houses feature brackets at the roof overhang. Other examples of bungalows include 69 and 79 Arvine Heights.

INTEGRITY

The period of significance for the Arvine Heights Historic District is from 1918 to 1957 encompassing the development of the neighborhood through the construction of the last building on the street. The district contains 37 contributing primary single-family houses; one of them was originally two residences that were recently connected with an unobtrusive rear addition. Secondary structures include garages or sheds and are generally considered as contributing to the significance of the district, providing that construction dates, materials and style are compatible with the primary building. Collectively, the buildings have retained original historic features, particularly in terms of massing, fenestration, trim work, bay windows, and other common elements reflective of the period of significance. Some of the buildings have siding or roof replacements with non-historic materials, but the majority of the buildings retain the original clapboard, stone, brick and stucco exteriors.

Remarkably, all of the primary residences are contributing and only three of the secondary buildings are considered non-contributing to the Arvine Heights Historic District, primarily due to being built outside of the period of significance. The primary buildings also maintain integrity in terms of location and setting. Although some buildings have seen changes such as the use of non-historic materials, large additions and porch enclosures, a number of these changes occurred within the period of significance and illustrate the district's evolution over time. The overall character of the district is that of a historic residential neighborhood. Since the historic value of the neighborhood stems from its embodiment of pre-World War II era development, resources in the area were evaluated largely in terms of whether they retained the nature of the district's 1920-30s middle-class growth. Buildings with non-historic renovations and additions generally kept changes to the rear of the residence, therefore not visible from the street. All houses retain a similar rhythm of setbacks and form in the streetscape, adding to the integrity.

ARVINE HEIGHTS BUILDING LIST

Dates were determined through historic maps, online property records and other historic resources (periodicals, city directories and U.S. Census records). Circa dates (indicated by "c.") indicate an estimation of construction with ± 2 years.

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North side (EVEN)

12 Arvine Heights

One contributing building, c. 1927

Two and one-half story, four bay Colonial Revival residence with wood shingle siding. Rear of building mimics the Saltbox form, with side-facing gable with returns. Enclosed, projecting front entry with closed pediment and entrance flanked by wood pilasters. Palladian style windows in side walls of entry. Exterior stone chimney centered on the west elevation. Integrated garage in easternmost first-floor bay of residence with rounded arch and original hinged doors. Original window shutter hooks remain on front elevation. Replacement six-over-one windows on second floor and in two bays on the first floor. One-story fully glazed enclosed porch addition with one-over one windows and side-facing gable off northeastern corner of residence.

26 Arvine Heights

One contributing building and one contributing garage, both c. 1925

Two and one-half story, three bay, Tudor Revival residence with asbestos siding. Steeply pitched, end-gabled roof with wood finial at peak. Attic contains a single eight-light casement window; second floor contains two one-over-one windows with period style wood shutters; and first floor contains two one-over-one windows with shutters on either end of a rectilinear projecting bay with five eighteen-light casement windows. Full-width, two bay dormers on the east and west elevations with a single bay attic-story dormer on the west elevation. Property includes a contributing one-bay frame garage constructed circa 1925. Garage has non-original door, but retains the style of main residence with same siding, and steeply pitched gable end roof with slight flared unboxed eaves.

30 Arvine Heights

One contributing building and one contributing garage, both c. 1926

Two and one-half story, three bay Colonial Revival residence with wood shingle siding. Side gabled roof with a hipped boxed eave on the east and west elevations between the second and attic stories. Projecting bay window on front elevation with five four-over-four windows and single story wing with shed roof on west elevation with paired four-over-four windows. Two bays of six-over-one vinyl replacement windows on second floor. Hip roof hood over non-original front door supported by triangular knee braces. Property includes a contributing one-story frame and brick garage, contemporary with residence. Garage is one-bay wide with non-original door, and mimics detailing with low-pitched end-gabled roof.

36 Arvine Heights

One contributing building, c. 1937

Two story, three bay Colonial Revival residence with non-historic siding. Side-gabled roof with slight cornice returns. Enclosed entrance with closed pediment and attached, shed-roofed porch. Paired box-beam posts support the porch roof at all corners. First floor contains paired six-over one windows on either side of center enclosed entry, and smaller double-hung windows above. Some of the windows on other elevations have shutters.

42 Arvine Heights

One contributing building and one contributing garage, both c. 1925

Two and one-half story, three bay Arts and Crafts residence with wood shingle siding. Side gabled roof with large overhang. Centered roof dormer contains two windows with wide overhanging hipped roof. Triangular

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roof hood over entrance has corbelled wood brackets. First floor contains five four-over-one windows in a projecting ground level bay. A single story wing on east elevation has two paired four-over-one. Second floor of façade has a centered, paired window of three-over-one sash, one single window and one six-over-one window. Property includes a contributing one-bay frame garage with a non-historic door, low-pitched end gable with overhang similar to the main residence. Also has shingle siding and boxed eaves.

48 Arvine Heights

One contributing building and one contributing garage, both c. 1926

Two and one-half story, Dutch Colonial residence with asbestos siding and front facing gambrel roof with full length roof dormers on east and west elevations. Entrance has portico with arched pediment covering supported by latticework sides. First floor has five six-over-one windows in a projecting bay on front elevation and eight-light triple-casement windows in single story east wing. Second floor has two bays of eight-over-one windows, and third floor attic includes a nine-light window. Property includes a contributing one-story frame garage constructed with non-historic door. Garage has moderately pitched end-gabled roof with slight eaves and asbestos siding.

52 Arvine Heights

One contributing building and one contributing garage, both c. 1925

Two and one-half story Tudor Revival residence with wood shingle siding and cross gabled roof. Front facing clipped gable and sloping roof that extends to the first story on the east elevation. Semi-circular hood over entry at east elevation. First floor has a bay window with four operable four-over-one windows, and one central fixed four-over-one window, as well as a set of three four-over-four windows. Second floor has a triple-set of six-over-one windows and one six-light window, and the third-floor attic has a single one-over one window. Second story projects slightly on front elevation over projecting bay and eave has decorative bracket supports. East facing gable and roof dormer on west elevation. Property includes a contributing one-story frame garage with two-bays. Garage has original paired wooden door with six-light windows. Moderately-pitched end gabled roof with similar boxed eaves and siding as the main residence.

58 Arvine Heights

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

Two and one-half story, three bay Tudor Revival residence with replacement siding. Cross-gabled roof has steeply pitched gable end on façade. Steeply pitched hood over front door is supported by triangular brackets. First floor has a projecting bay in center of front elevation with five four-over-one windows, and one pair of two six-over-one windows. Second floor has a single-light rectangular window, a narrow six-over-one, and a standard six-over-one window. The gable end has a single six-light window. Two story wing with hipped roof on east elevation. Property includes a contributing one-story frame garage of two bays with one original door and an entry with a moderately-pitched gable end with slight unboxed eaves and same siding as main residence.

64 Arvine Heights

One contributing building and one contributing garage, both c. 1925

Two and one-half story, three bay Colonial Revival residence with wood shingle siding. Side-gabled roof with eyebrow window dormer and deeply raked eaves. Curved hood over front door supported by wood corbelled brackets. First floor contains projecting bay on facade with five four-over-one windows, and pair of one-over-one windows in the single story wing on east elevation. Second floor has two bays of six-over-one windows, and a single small square four-light window. Brick chimney on north roof slope. Property includes a

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contributing one-story garage of one-bay with original door and a low-pitched end-gabled roof. Eaves and clapboard siding similar to main residence.

68 Arvine Heights

One contributing c. 1925 and one non-contributing outbuilding built after 1957

Two and one-half story, three bay Colonial Revival residence with wood shingle siding. Side-gabled roof with wide eaves and centered dormer containing three six-over-one windows. Hipped roof on first floor porch supported by classical wood columns on brick piers supports. First story contains three six-over-one windows and second floor contains two bays of eight-over-one windows. Single story wing on east elevation with pair of six-over-one windows on façade and shed roof. Property includes a non-contributing one-bay frame outbuilding with steep side-gabled roof and slight boxed eaves that is not contemporary with the residence.

74 Arvine Heights

One contributing building and one contributing garage, both c. 1956

One and one-half story, three bay, Cape Cod style residence with wood shingle siding. Side-gabled roof with two dormers containing replacement one-over-one windows. First floor windows in façade are non-historic replacements, and rest of windows are double-hung sash. Center hall plan of house with single bay enclosed entry on front and shed roof. Property includes contributing one-story frame garage of one-bay with original door, and low-pitched end-gabled roof with slight boxed eaves and siding similar to main residence.

78 Arvine Heights

One contributing building and one contributing garage, both c. 1957

Modest two-story, two bay late Colonial Revival residence with wide, wood shingle siding and side gabled roof. First floor façade contains original fully enclosed front porch with a non-historic four-window bay, side entrance and hipped roof. Second floor has two one-over-one replacement windows. Property includes a one-bay frame and cement block garage, constructed circa 1957 with wood panel door. End gabled roof has shingle siding in pediment and door is original wood frame panel with fixed square glass upper lights.

80 Arvine Heights

One contributing building c. 1942

Two story, three bay Colonial Revival residence with aluminum siding and new metal storm door over original main entrance door. Cross-gabled roof with gable end facing street with ocular louvered window in pediment. Ground level of gable end section of house has stone facing with this portion of house being a porch enclosed during the period of significance (possibly 1944). Six-over-one windows on second floor. Attached garage on front elevation within building envelope has with gable end dormer and replacement door. Windows in house appear to be original, including the picture window on the first floor.

86 Arvine Heights

One contributing building, c. 1940.

Two-story, three bay, Colonial Revival residence with wood shingle siding in lower two-thirds of exterior and board-and-batten siding in the rest. Center hall plan rectangular shaped building with garage in west end of first floor that retains its original swing-style door with period hardware. Low-pitched hipped roof with centered interior ridge chimney. Covered entrance has small porch supported by square wood posts. One paired six-over-six sash in first floor and three single six-over six windows in second floor.

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92 Arvine Heights

One contributing, c. 1940

Two and one-half story, four bay Colonial Revival residence with exterior clad in wood shingle and board-and-batten siding. Cross gabled roof with hipped gable end on façade. One and one-half story, single bay wing on the west elevation which has a garage at the front elevation and a shed roofed dormer over garage door. Shed roofed porch at entrance supported by slender square wood beams. Six-over-one windows in all bays except in center of second floor, which has a double casement window.

98 Arvine Heights

One contributing building, c. 1939

Two-story, three bay Colonial Revival residence with wood shingle and board-and-batten siding. Low-pitched hipped roof and a one and one-half story wing on the west elevation with a side gabled roof and dormer. Sloping roof over small porch supported by square wood columns with arched braces and built-in benches. Replacement six-over-one windows throughout except in first floor of former garage (west side) that has two non-historic single-light windows.

106 Arvine Heights

One contributing building and one contributing garage, both c. 1926

Two and one-half story, two bay Colonial Revival residence with aluminum siding. South elevation is dominated by full-height brick chimney bisecting the wall and a full width, single story porch with roof supports of box beams with Doric capitals. Two quarter round windows flank the chimney in the second story. A secondary entrance is in each end of the porch. House has side gabled roof with cornice returns and slight boxed eaves. Façade with main entrance faces west. Full width porch with roof supported by square wood beams with simple square capitals and bases. Property includes a contributing one-story frame garage that is one bay wide with original paired wooden doors with six-light windows, and steeply pitched end-gabled boxed eaves, and side-facing cross gable over the entry, as well as original clapboard siding.

112 Arvine Heights

One contributing building c. 1937

One and one-half story, Tudor Revival residence with wood shingle siding and half-timbering in the projecting entrance on the east end of the façade. Cross-gabled roof with chimney in gable end over entrance. Projecting porch on front elevation is clad in stucco and with roof supported by stone columns. Original wood main entrance door and period shutters with window to west. Garage in lower level of west end with original wood paneled door. Most of the windows are six-over-one sash.

120 Arvine Heights

One contributing building and one contributing garage, both c. 1934

One and one-half story, three bay Arts & Crafts residence with stucco siding. Low, end-gabled roof with flared wide eaves. Off-center stucco clad chimney on south elevation flanked on each side by an eight-light casement window. First floor also contains a paired eight-light casement window and the only window on the second floor is a nine-light window. Main entrance (façade) and centered dormer window in east elevation, facing Genesee Valley Park. Property includes a contributing two-bay frame garage constructed of two bays, with original door and entry and a low-pitched end-gabled roof, stucco siding, and slight flared overhang that mimic front residence.

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South Side (ODD)

15 Arvine Heights

One contributing building c. 1923 and one contributing garage, c. 1936

Modest Colonial Revival two and one-half story, two bay residence with wood clapboard siding. Moderately-pitched gable end roof with dormer on east elevation and paired two-over-one windows in attic. Second floor has two six-over-one windows. Gable end has enclosed porch on front elevation, with 12-light windows around posts, with one-over-one, and large single-light windows at center of porch elevations. Covered entry has brick stoop and a curved hood supported by corbeled brackets. Property includes a contributing one-story brick garage constructed circa 1936. Garage has a flat roof, short side-facing front gable, and original door with eight bays of two-over-two windows.

21 Arvine Heights

One contributing building c. 1926 and one contributing garage, c. 1935

Two and one-half story, two bay, Colonial Revival residence with wood clapboard siding. Moderately-pitched side-gabled roof with small eyebrow dormer and fan window at center. Second floor has two bays of paired six-over-six windows. First floor has triple-sash six-over-one windows under a large, square-columned porch with a small open-pediment portico covered entry. Property includes a contributing one-story frame and stone garage that has two-bays with a flat roof and large sliding doors with faux-half-timbering and central six-light windows.

27-31 Arvine Heights

One contributing building and one contributing garage, both c.

One contributing building c. 1924-1927, and one contributing garage, c. 1927

Two and one-half story, Colonial Revival residence with wood clapboard siding with Dutch Colonial gambrel roofed gable facing street on east. West end of building (c. 1924) has low-pitched side-gabled roof with small eyebrow dormer with fan window at center of front elevation and center interior ridge chimney. Second floor of this end has two bays of eight-over-one windows and center four-light window. First Floor bay window on this end on first floor with two six-over-one and eight-over-one windows, and one-story wing off of east elevation with pair of ten-light casement windows that connects to east end. Engaged columns capped with a flat arch and glass transom border entrance. East end (Dutch Colonial side) of building constructed c. 1927 and has stone cladding at first story and continuous dormers across east and west elevations of the gambrel roof. Entry has arched door with small arched window and overhang. Exposed stone and brick chimney on front elevation, runs between quarter-round attic vents on either side. Originally two separate residences, the buildings were connected c. late twentieth century via a rear addition that is hidden from the street by a large tree and the elevations of the east and west wings/buildings. Also on the property is a contributing one-story garage constructed contemporary with the Dutch Colonial section. Garage is one bay wide with an exterior that replicates the residence's wood and stone siding. Garage has a flat roof, with dormers.

37 Arvine Heights

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

Two and one-half story Tudor Revival residence with wood clapboard siding. Font-gabled roof with steeply pitched gable end with one-over-one window in attic level. The roofline extends on the west side to the first floor with a smaller eave over a bay of two six-over-one windows. Second floor has two eight-over-one windows on either side of a six-light window. Covered entry with pitched roof and simple square column supports. Projecting bay with four six-over-one windows on front elevation with shed roof. Property includes contributing one-story frame garage constructed of one-bay with original wood door and five single-light

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windows and similar detailing as seen in the of the façade of the residence. Garage has moderate gable end with slight unboxed eaves, wood siding and painted trim.

43 Arvine Heights

One contributing building and one contributing garage, both c. 1926

Two and one-half story, three bay Tudor Revival residence with wood clapboard siding. Steeply pitched front-gable roof with full-width dormers on east and west elevations; six-over-one window in attic level. Roofline flares to first floor on west elevation over a single story wing with paired six-over-one windows. Second floor has two eight-over-eight windows. Covered entry with flared eaves and curved underside arch. Projecting bay of four six-over-one windows on front elevation with shed roof. Property includes contributing one-story frame garage of one-bay with non-original door. Details are similar to the main residence with moderately pitched gable end roof, slight flared eaves and clapboard siding.

47 Arvine Heights

One contributing building and one contributing garage, both c. 1924

Two and one-half story, three bay Colonial Revival residence with wood shingle and wood clapboard siding, with shake shingle siding on the second floor façade and the entire east elevation. Moderately pitched side gabled roof. The second floor has two pairs of six-over-six windows. At center of first floor is a rounded projecting bay with four-six-over-one windows. Round arched overhang at doorway. Side wing on west elevation with shed roof and three four-over-one windows. Property includes contributing one-story frame garage of one-bay with original wood door, front gable end roof, slight eaves, and mimics main residence's shingle-siding.

53 Arvine Heights

One contributing building and one contributing garage, both c.1921

One and one-half story Craftsman bungalow with wood shingle siding. Side-gabled roof with triangular brackets widely spaced under the eaves. Front gabled dormer in façade with tripartite double hung sash windows. Roof line extends over enclosed front porch that has glass enclosures of four-over-four windows and with smaller six-light windows and wood box-beam posts at the corners. Simple decorative verge boards at the gable ends of the roof and dormer. Varied window configuration on façade (one-over-one, four-over-four, 12-pane single sash). Property includes a contributing one-story frame garage contemporary with house. Garage has two bays with one original wooden door with half-timbering detail and one replacement, and hipped-roof frame garage with slight boxed eaves, and shingle siding as seen in the main residence.

55 Arvine Heights

One contributing building c. 1923

One and one-half story, Craftsman bungalow with wood clapboard siding that is three bays side by five bays long. Side-gable roof with front centered dormer on facade with paired six-over-one windows. Roof line extends over front porch. Porch as tapered square columns set on heavy squared brick piers at the corners, paired square posts on square brick piers in the middle and spindle-railings between the piers. There are paired French doors at the center of the front elevation, bordered by two six-over-one windows.

63 Arvine Heights

One contributing building and one contributing garage, both c. 1937

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Modest one and one-half story Craftsman residence of three bays wide by 5 bays long. House has with wooden clapboard siding and cross gabled roof with centered dormers. Jerkinhead or clipped gable end on façade with triangular brackets and a pair of small single-light windows just under eave. Low-pitched roof porch with rafter tails extends from entrance to east end of façade. Porch roof is supported by square wood beams. First floor has two bays of paired single-light casement windows. Property includes contributing one-story frame garage contemporary with residence. Garage has one-bay with original door and similar jerkinhead gable, wide eaves, and clapboard siding as seen in the residence.

69 Arvine Heights

One contributing building c. 1923 and one non-contributing garage (built after the period of significance)

One and one-half story brick Craftsman bungalow with exterior at first floor, side-gabled roof and centered front dormer. Replacement siding in gable ends and dormer. Dormer has centered three-part window of eight-over-one sash flanked by four-over-one sash. Similar window seen in first floor porch wall. Roof extends over front porch that has brick column supports and a wood panel railing. Oriel window on east elevation, also with replacement siding. West elevation has two evenly placed double-hung window and east elevation has to small rectangular windows. East and west gable ends have two double-hung windows and a small louver/window in apex. Property includes non-contributing one-story frame garage built c. 1987 with vinyl, flat roof, and non-historic door.

79 Arvine Heights

One contributing building and one contributing garage, both c. 1921

One and one-half story, three bay Craftsman bungalow residence clad in wood shingles. Moderately pitched side-gabled roof with shed-roof gable dormer centered at front elevation with a grouping of three windows of six-over-one sash. Roof line extends over front porch and is supported by with square columns on a shingled half wall. Corbel-like ends on open cornice. First floor has two eight-over-one windows and original French door at main entrance. Property includes a shared drive with 69 Arvine Heights and a contributing one-story brick garage with stucco siding that is contemporary with house. Garage is one-bay with flat roof and slight projecting parapet.

81 Arvine Heights

One contributing building and one contributing garage, both c. 1928

Modest one and one-half story Bungalow style residence with wood clapboard siding and brick foundation. Moderately side gabled roof with same side wide decorative cornice on gable ends, over entrance and on dormers, two of which are in the roof facing the street. Roof also has a long sloping extension toward façade. Enclosed front porch is at east end of façade and has entrance in west, separate from the main door that is recessed under the covered entrance. Brick chimney stack in east elevation is flanked by small rectangular windows. Grouping of three double hung sash in façade. Dormers have one double-hung window. Property includes contributing one-story frame garage contemporary with residence. Garage is one-bay with non-historic paneled door and low-pitched front gabled roof.

89 Arvine Heights

One contributing building and one contributing garage, both c.1925

Two and one-half story, three bay Colonial Revival residence with wood clapboard siding. Moderate-pitched side-gabled roof with slight overhang and cornice returns. Entrance has single height porch of open pediment roof supported by two Doric order columns. One-story side wing on east elevation with low-pitched shed roof.

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Windows are six-over-one sash and the windows on the façade have wood shutters with cut-out floral decorations. Property includes contributing one-story garage of circa two-bays with original doors, and is constructed with brick and wood framing. Garage has a low cross gabled roof and overhanging front gable end.

95 Arvine Heights

One contributing building and one contributing garage, both c. 1925

Two and one-half story, three bay Tudor Revival stucco-clad residence. Cross-gabled roof with steeply pitched front-gable on the façade and cornice returns. Facade gable extends to the centrally paced projecting covered entrance that has a roof with the same pitch as the gable. Half timbering decoration in gable ends. Six-over-one windows on main façade, with a grouping of three sash windows on the first floor, and two on the second floor. Door, windows and window trim appears to be original and is painted or stained dark brown. Property includes a contributing one story brick garage contemporary with the house. Garage is two bays wide with original doors containing six single-light windows and a flat roof with slight parapet.

99 Arvine Heights

One contributing building, c. 1939

Modest one and one-half story, two bay, Bungalow style residence of wood frame clad with replacement siding and has attached garage on west. Steep side gabled roof slopes on west end to extend over enclosed porch. Two evenly spaced dormers in front portion of roof and one in garage roof. Dormers have six-over-one windows. Paired six-over one double hung windows on first floor. Although it has been completely resided, the house still retains the same form and feeling seen in the surrounding buildings and therefor retains its association with the district.

105 Arvine Heights

One contributing building and one contributing garage, both c. 1928

Two and one-half story, Arts and Crafts style residence—a variation of the house at 42 Arvine Heights, lacking the dormer and with a Colonial Revival style entrance portico. House is clad with wood shingles and side gabled roof has flared eaves. Hip roofed, single story extension on east side of house with four-over-four windows. Small portico covers off-center front-door and has a triangular covering supported by turned Doric order columns. Cantilevered shed roof extends from portico cover. First floor contains centered projecting bay with five four-over-four windows. Second floor windows are six-over-one. Property contains a contributing one-story frame garage that has two bays with a replacement door. The garage entrance and roof gable ends have boxed eaves and wood shingle siding.

111 Arvine Heights (C. 1938)

One contributing building c. 1938 & one non-contributing shed (due to loss of integrity)

One and one-half story, three bay Colonial Revival residence clad in wood shingles. Two front-facing dormers with six-over-one windows are at front elevation of steeply pitched side gabled roof. Roof extends over one story wing on front elevation, possibly formerly a porch. First floor contains one-over-one window and a pair of six-light windows in one-story wing. Property includes c. 1938 one-story frame shed with gable end and slight eaves (non-contributing).

115 Arvine Heights (C. 1938)

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One contributing building, ca. 1938

Two and one-half story Colonial Revival residence, with wood clapboard siding and attached garage on west. Two prominent front facing gables on east and west ends of roof. Gable ends have cornice returns. Cross gabled roof slopes to first story on southwest side of building, imitating a colonial salt-box. Main entrance on east end has narrow side panels and narrow side lights, projecting crown and cantilevered shed roofed covering, parallel to garage under western gable. Windows are paired six-over-six double hung sash except for center of façade where they are four-over-one in the second story and eight-over one in the lower level.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Community planning & development

Architecture

Period of Significance

1918-1957

Significant Dates

1918, 1957

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Homer J. French (builder)

Period of Significance (justification)

The period begins with the initial planning of the development (1918) and ends with the date of the last house built on Arvine Heights (1957).

Criteria Considerations (explanation, if necessary) N/A

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

The Arvine Heights Historic District is significant under Criterion A in the area of community planning and development as an illustration of middle-class residential development in the city of Rochester in the early twentieth century that was a result of Rochester's emergence as a premier industrial city in the United States with a rapidly expanding population. In order to accommodate expanding industry and population growth, the city relied on annexing outlying areas, one of them being the area that became known as the Nineteenth Ward. Innovations in urban transport and residential construction combined with available, affordable properties and higher wages that resulted in an increased demand for "suburban" housing, which in turn made residential development profitable, rapid and pervasive in these new areas in cities like Rochester. A pattern ensued at the hands of local investors and developers of persuading owners of marginally profitable farm land to yield to speculative development, followed by subdivision, sales, and construction of free standing homes targeted at a middle class clientele. This rapid development in areas like the Nineteenth Ward earned Rochester the name the "City of Homes."¹ By 1920, most of the subdivisions in the Nineteenth Ward were developed, with Arvine Heights, one of the last, located in the southeast section of the ward. Named for local developer Lily Church Arvine, the tract included a street named Arvine Heights, which was one of the first in the tract to be developed and marketed toward potential buyers who were looking for a suburban experience with a house overlooking the Genesee Valley Park. Other advantages were its close proximity to new roads, street car service and new schools. Families whose heads of households were professionals, skilled tradesmen and mid-level managers from local industry, continued to be drawn to Arvine Heights even after the economic downturns of the Great Depression and World War II.

The Arvine Heights Historic District is also significant under Criterion C in the area of architecture for its intact collection of early to mid-twentieth century residences of relatively modest Colonial Revival, Craftsman and Tudor Revival styles. Largely marketed as suburban houses, these more traditional styles were popular with the middle class in cities like Rochester throughout the United States. Unlike the rest of the Nineteenth Ward, about one-third of the Arvine Heights residences were built after 1930, providing a broader cross section of middle class residential architecture. The period of significance for the district is 1918 to 1957 encompassing the entire construction period from first house to last. Today the street is a virtual snapshot of that time period, reflecting the city's prosperity, its flourishing middle class and its continued appeal as an outlying neighborhood in the Nineteenth Ward.

¹ Doris Meadows, *Neighborhood as Community: The Nineteenth Ward in Rochester, NY*, (Copyright Doris Meadows, 1984), 5.

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

CRITERION A: COMMUNITY PLANNING AND DEVELOPMENT

Rochester—A City of Homes

Rochester was initially established in 1803 when three partners from Maryland led by Colonel Nathaniel Rochester purchased a 100 acre tract on the west bank of the Genesee River as a speculative venture. By 1823 the rapidly developing village annexed its first area to accommodate its growing population, increasing its original area to 1,011 acres. Rochester would continue this practice of annexation as part of its development and expansion into the twentieth century. In that same year, and after many years of debate, it was decided to locate the Erie Canal through Rochesterville, as the village was known at the time. In 1823, the canal was completed and by 1825, the entire length of the canal was open, connecting Rochester with the transportation network of the Great Lakes, Hudson River and Atlantic Ocean. Rochester became a major commercial center for Western New York as well as a leader in the milling and shipping of flour, earning it the nickname of the “Flour City.” Rochester’s population increased 600 percent in the following decade and was recognized as one of America’s early nineteenth century boom towns.²

The New York State Legislature issued a charter for Rochester in 1834, incorporating it as a city, thus acknowledging it as the urban center it was becoming. Additionally, the charter set forth new boundaries anticipating future growth and expanded the city to a total of 4,819 acres on both sides of the Genesee River that ran through its center. A ward system of government was instituted for the burgeoning city, dividing it into five wards with assigned representing aldermen. The newly annexed area was mostly composed of farms and forest, but by the late 1830s, speculators began developing subdivisions in outer areas of the city, another pattern which would continue into the twentieth century. Despite the success of Rochester’s trade arteries (Erie Canal, Genesee Valley Canal and The Towanda Railroad), the city’s future lay in its industrial potential and beginning in the 1840s, a transition began towards that end. Burgeoning industries during this time included shoe and clothing manufacturing, carriages, tools, brewing, tobacco and perfume, as well as commercial horticulture, earning Rochester the nickname “The Flower City” in the second half of the nineteenth century. During this time, immigrants from abroad and people from surrounding agrarian communities migrated to Rochester, contributing to its continual growth with the city’s population tripling

²Blake McKelvey, “A Panoramic View of Rochester’s History,” *Rochester History*, April, 1949, vol. 11, no. 2, 3.

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between 1835 and 1855. This growth was absorbed by the expanded area provided by the city charter of 1834 with few boundary adjustments until 1874.³

Rochester's population density grew between 1834 and 1874 almost as fast as the census count. As a result, speculators began to look beyond the city's borders for new residential tracts, and an estimated 4,300 suburban lots were laid out beyond the city limits. In 1874, Rochester expanded its boundaries on all sides, nearly doubling its area and delineating new wards. The "omnibus" annexation, as it was known, added a substantial amount of undeveloped land, staving off future annexations until the end of the nineteenth century.⁴

Investment in and development of infrastructure and city services were essential to the successful growth and expansion of American cities from the late nineteenth into the twentieth centuries.⁵ Rochester developed many such services and infrastructure improvements such as paved streets and a sewer system, which frequently preceded residential construction in newly annexed areas. Rochester's first public utility was the Rochester Gas Company, chartered in 1848. Its first horse car company began operations during the Civil War. In the 1870s, the city built a much needed water system, which was followed by other improvements that included new bridges, road surfacing, gas and electric street lamps, police and fire departments, garbage collection and eventually utilities such as improved sewers, and telephone and electric service. Another major improvement for the city was the development of a major park system designed by Frederick Law Olmsted (1880s).⁶

By 1890, most of Rochester's available acres 10,373 acres were largely developed for residential purposes with single family, freestanding homes. With the development of co-operative home-mortgage programs, Rochester became a leader among American cities in homeowner occupied residences. Many residents walked to work by living in close proximity, but others utilized the new street car system for commuting, which allowed them to live in the outskirts of the city. Streetcars revolutionized urban transport in American cities by providing travel between city cores and outer areas; this made these areas ripe for expansion and residential development.⁷ International visitors to Rochester were reported as admiring the "City of Homes" in contrast to the congested cities of the Asia and Europe.⁸

³ Joseph W. Barnes, *Era of Annexations 1901-1923*, Dissertation for Doctorate of Philosophy to Graduate School of State University of New York at Buffalo, January, 1974, 5.

⁴ Joseph W. Barnes, *Era of Annexations 1901-1923*, 5-11.

⁵ Kenneth T. Jackson, *Crabgrass Frontier, The Suburbanization of the United States* (New York: Oxford University Press, Inc., 1985), 130-131.

⁶ McKelvey, *Rochester History*, April, 1949, 12-13.

⁷ Jackson, *Crabgrass Frontier*, 114-115.

⁸ Blake McKelvey, *Rochester, The Quest for Quality 1890-1925* (Cambridge, MA: Harvard University Press, 1956), 3; McKelvey, *Rochester History*, April, 1949, 13.

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In the first decades of the twentieth century, Rochester experienced tremendous economic growth. The Eastman Kodak Company was at the forefront of Rochester's industrial success and other important companies included North East Electric Company (later Delco), Bausch and Lomb, General Railway Signal Company, Stromberg-Carlson Telephone Manufacturing Company, and the Pfaudler Company. The city, with its large tax base, was able to expand urban services such as paved streets, water and sewer lines, water supply and sewage treatment, the public school system and new parks. Additionally, private companies supplied such services as gas, electric, telephone, trolley lines, and street lights to city residents and businesses.

With such growth, one area that was constantly in short supply was affordable housing for its lower income residents, who provided the workforce for the city's successful industries. The growing middle class also encountered a housing shortage as it benefitted from higher wages, and both were approachable markets for new residential development that boomed during this time in the surrounding areas.⁹ The actual housing developments were subdivisions by real estate developers. Politicians in cities like Rochester were reluctant to tackle the housing problems created by rapid growth, leaving it to private enterprise.¹⁰ This left the door open for both large and small Rochester real estate companies to market and sell the suburban lifestyle being offered on the outskirts of the urban core in new enclaves such as the Nineteenth Ward.

Rochester's Nineteenth Ward

It was at one time assumed that the name Nineteenth Ward came from the founding of the Nineteenth Ward Community Association during the 1960s.¹¹ In reality, the name came from the city's ward system, which was established in the early nineteenth century, and the numbers followed in order as new wards were created. The Nineteenth Ward, which is located in the southwest section of Rochester, was the result of the city annexing land from the neighboring town of Gates, with the first section of the ward being annexed in 1874, followed by more annexations in 1891, 1902 and 1914. Spurred on by a need for housing, farm lands quickly yielded to speculative development by one of the many real estate companies that flooded the market. Once vacant lands were purchased, streets were laid out, tracts were marked and lots were delineated. Free-standing homes were quickly constructed for Rochester's expanding middle class in tandem with the building of schools and churches for the burgeoning residential community. Streetcar service was extended to the ward's three main streets: Genesee, Arnett and Thurston. By World War I, much of the area was developed, predominantly with residences and a few commercial areas, with the trend continuing through the 1920s.

⁹ Barnes, *Era of Annexations 1901-1923*, 23-41.

¹⁰ McKelvey, *Rochester, The Quest for Quality*, 326.

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The first and oldest planned development in the Nineteenth Ward was located near the intersection of Brooks Avenue and Genesee Street, which saw limited development during the middle decades of the nineteenth century following the city's initial growth after the construction of the Erie Canal.¹² This changed following the annexation of 1874, when the city more than doubled its size by adding 5,231 acres, which included the eastern half of what later became the Nineteenth Ward.¹³ An 1875 map of shows this section of the city as small farms and large lots, several owned by one landowner; however, change was clearly anticipated by speculators as indicated by tracts and plot lines that were laid out by this time throughout the city.¹⁴

In the 1880s, changes began to take place in Rochester that would make the Nineteenth Ward appealing for future development. In 1888 the Elmwood Bridge was constructed, providing access to the east side of the Genesee River. In that same year, the Rochester Park Commission was formed to develop a park system for the city and the banks of the Genesee River north and south of the city were considered to be the most promising and affordable areas for development. By the end of 1888, the commission spent almost half of its budget acquiring approximately 400 acres on both banks of the river in the Nineteenth Ward.¹⁵ The land would be developed as South Park, later renamed Genesee Valley Park, part of a park system designed by landscape designer Frederick Law Olmsted, Sr.¹⁶ A park boulevard system surrounding the city was also planned that would include the southwest borders of the Nineteenth Ward. This was due largely to the cooperation from the promoters of new subdivisions in this area. A section on Genesee Park Boulevard bounded by Arnett Boulevard to the north and Ravenswood Avenue to the south was being marketed as "Boulevard Heights" in 1918. Several of the small squares were landscaped and trees were planted on the new streets in this area.¹⁷

Between 1888 and 1900, a building boom in the Nineteenth Ward changed the area from empty land to new lots for the construction of single family homes.¹⁸ New school construction quickly followed in the rapidly developing area. By 1900, Public Schools 29 and 19 were constructed, followed by West High School in 1904, the John Walter Spencer Public School Number 16 in 1910 and the Park School (c.1918), which was later

¹¹ Meadows, *Neighborhood As Community*, 15-16.

¹² Ibid, 2.

¹³ Barnes, *Era of Annexations 1901-1923*, 6.

¹⁴ *City Atlas of Rochester, New York* (Philadelphia, PA: G.M. Hopkins Co., 1875).

¹⁵ Blake McKelvey, "Turbulent but Constructive Decades in City Affairs: 1867-1900," *Rochester History*, October, 1945, Vol. VII, No.4, 18-19.

¹⁶ Meadows, *Neighborhood as Community*, 5.

¹⁷ McKelvey, *Rochester History*, October, 1945, 19 ; *Atlas of the City of Rochester* (Philadelphia, PA: G.M Hopkins Co., 1918), plate 37.

¹⁸ *Robinson's Atlas of The City of Rochester, Monroe County, New York*, New York: E. Robinson, 1888; *City of Rochester, New York*, New York & Philadelphia: J.M. Lathrop & Co., 1900.

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renamed the Lincoln Park School. During its development and through World War II, the schools expanded to accommodate the growing population.

Between 1908 and 1918 the city expanded its boundaries with an additional 9,000 acres. The western half of the Nineteenth Ward was added as part of the new territory acquired during the 1914 annexation. Nearly 2,500 acres and 500 people became part of the city, increasing its geographic size by 19 percent, with part being between Thurston Street and the New York State Barge Canal.¹⁹ Further expansions took place between 1908 and 1918, when the city of Rochester authorized the construction of 21,518 new buildings. A comparison of the maps of the area between 1910 and 1918 illustrates tremendous residential construction in the Nineteenth Ward during this time.

Arvine Heights

The lands that became part of Arvine Heights were originally outside of the city of Rochester in the town of Gates. This sparsely settled area was known as the Rapids, due to its close proximity to the Genesee River. Even after part of the town was annexed to the city in 1874, the Rapids retained its own identity until 1888, when the Genesee Valley Park was opened along the river. The park was very popular, and soon visitors to the park began to look at the area as a desirable location to live. A parcel overlooking the Genesee River and Genesee Valley Park, Arvine Heights, and its immediate surroundings were part of the larger Arvine Park Tract, named after Lily Church Arvine, an active real estate developer in Rochester. The streets she developed had residences built by a number of local builders who were commissioned by the future owners/residents. Until her death in 1932, she oversaw the sale of lots for single family residences, all owner-occupied and targeted to a largely middle-class clientele. The purchasers represented a variety of middle class occupations, including physicians, lawyers, skilled tradesmen and mid-level managers employed in the city's many industries.

Arvine Heights was one street in the Arvine Park Tract developed by Lily Church Arvine in the early twentieth century. In 1910, the tract lands were owned by the University of Rochester, which also owned land on the other side of the Genesee River that became part of its medical school complex and Strong Memorial Hospital. Separated by the river and Genesee Valley Park, the University eventually sold the land on the west side of the river to Lily Church Arvine, although the reasons for the university disposing of the property are unknown.²⁰ By 1910, most of the land on the west side of the river had been subdivided except for a small tract on land on the southeast edge of the ward, bordering the river that had a rail line running through it. It

¹⁹ Barnes, *Era of Annexations 1901-1923*, 114 & 167.

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also had a few scattered wood frame structures, but once the railroad was removed, it became prime property for new housing. Plans were made to add three more streets between Grandview and Elmwood, extending from Genesee on the west to the park boundary on the east. The tract had the advantage of being accessible by recently improved roads with two thoroughfares bordering the tract: Genesee Boulevard to the west and Elmwood Avenue to the south. As these streets were widened and repaved, Genesee and Elmwood became arteries for the ever increasing automobile traffic that went to and from the commercial and industrial areas of Rochester.²¹

After Lily Church Arvine acquired the land, it was briefly used as a commercial nursery, but her intent was to develop it as a residential tract.²⁴ Lily Church Arvine (1852-1934) was from an established Rochester family and became one of the first female real estate developers in the city, starting her business in 1891. In her first speculative venture, she had single family residences built on land she inherited between West Avenue and Clifton Street and named the area Churchlea Place. She was known for having a knack for finding areas with the potential for growth and often developed overlooked areas of the city. Some of her other commercial ventures were the residential developments at Algonquin Terrace, Wooden and Child Streets, and other sections in the West Avenue area. Her targeted clientele for these developments included staff from the nearby Saint Mary's Hospital and businessmen from the Bull's Head area. She married Freeling Arvine (1847-1932), a successful businessman and scientist who invented a method for processing and using gasoline, once considered a waste by-product of refined oil. Although the two married in 1895, he resided in Brooklyn, where his business was located. He retired in 1900 and moved to Rochester, where the couple lived on West Avenue in one of the areas developed by Lily in the Nineteenth Ward.²⁵

Lily Church Arvine recognized the potential for the nursery tract as housing, given its location near the University of Rochester's new and rapidly expanding River Campus, just across from the Elmwood Avenue Bridge. In 1916, Genesee Park Boulevard was paved, further accelerating the development of the Nineteenth Ward and its south end.²⁶ The boulevard's eastern terminus at Genesee Street created a neat and tidy border for the tract, and the street known as Arvine Heights was laid out in 1918 near the intersection of the two streets between Genesee and the park with uniform plots on both sides.²⁷

²⁰ *Atlas of the City of Rochester*, Philadelphia, PA: G.M Hopkins Co., 1910, plate 36.

²¹ *City of Rochester, New York*, New York & Philadelphia: J.M. Lathrop & Co., 1900, plate 24.

²⁴ A.J. May, *University of Rochester History*, online at <https://www.lib.rochester.edu/index.cfm?PAGE=2347#a>.

²⁵ City of Rochester, *Historic Resources Survey: A Report on the Built Environment 1936-1950*, 2000, 26; Rochester City Directory, 1914.

²⁶ Meadows, *Neighborhood as Community*, 12.

²⁷ *Platbook of the City of Rochester, NY and Vicinity* (Philadelphia, PA: G.M. Hopkins Co., 1918), plate 36.; May, *University of Rochester History*.

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In 1920, it was reported that the city of Rochester identified a need for at least 6,000 houses to meet a housing shortage, and home builders responded with building more homes in the next two years than had been constructed before World War I.²⁸ An advertisement ran in the *Rochester Democrat and Chronicle* on September 5, 1920 for a lot sale in the areas around the Arvine Tract by the Howe-Morgan Company with prices ranging from \$629.00 to \$975.00. This sale was focused on lots on Elmwood Avenue and Genesee Street. According to the advertisement, Genesee and Elmwood were recently paved and all of the lots being sold received other infrastructure benefits, such as connections to water, gas and electricity service as well as street grading and sewers. One week later, an advertisement in the Rochester paper declared that the previous week's sale was a big success and encouraged interested buyers to come and make a worthwhile investment in the Nineteenth Ward.²⁹

Nine months after the sales by Howe-Morgan, J.A. Lynch placed an advertisement in the paper as the selling agent for the new Arvine Park Tract with a map showing lots on two of the streets (Arvine Heights and Elmwood Avenue) for sale. Amenities were illustrated on the map, which included the nearby West High School, a trade school, and Catholic and Protestant churches within walking distance. The ad stated that the "Proposed site of the University of Rochester is but a short walk over Elmwood Avenue Bridge from Arvine Heights."³⁰ The plots on the streets had already been laid out in 1918 and the first sales and construction of houses was in earnest by 1920. A city directory in 1922 listed two houses on Arvine Heights as numbers 53 and 79. The first one belonged to a metal worker and the second to a lawyer.³¹ Both were modest, one and one-half story houses built in the Craftsman style and similar in form with some variation in the details. Four more houses were built soon thereafter, with two being Craftsman style homes and the others in the popular Colonial Revival style. All were modest owner-occupied homes, which set the pattern for rest of the houses that were built on the street, most constructed between 1924 and 1929.³² Of the 25 addresses on Arvine Heights listed in the 1930 Federal Census, only two were rentals. Values of the homes ranged from \$6,000 on the low end to as high as \$14,000. On average, the residents were married couples with children and occupations included engineers, teachers, police officers and attorneys, to name a few. The census indicated that five of the heads of households were foremen or skilled workers in local industries.³³

²⁸ Blake McKelvey, "A History of City Planning in Rochester," *Rochester History*, Vol. VI, No.4 (October, 1944), 13.

²⁹ "Lot Sale, Arvine Heights," *Rochester Democrat and Chronicle*, (September 5, 1920); "Lot Sale, Arvine Heights Big Success," *Rochester Democrat and Chronicle*, (September 12, 1920), 60.

³⁰ "Arvine Heights Section No. 2 Lot Sale," *Rochester Democrat and Chronicle*, (May 29, 1921).

³¹ *The Rochester Directory containing Street Directory, General Directory of Citizens, a Business Directory and the City, County & State Register 1922-1923*, Rochester: Sampson and Murdoch Co., Inc., 729 Powers Building, 1923.

³² *The Rochester Directory containing Street Directory, General Directory of Citizens, a Business Directory and the City, County & State Register 1924*, (Rochester: Sampson and Murdoch Co., Inc., 729 Powers Building, 1924); *The Rochester Directory containing Street Directory, General Directory of Citizens, a Business Directory and the City, County & State Register vol. 80*(Rochester: Sampson and Murdoch Co., Inc. 729. Powers Building. 1929-1930).

³³ *U.S. Federal Census, 1930*, Rochester City, NY, 19th Ward, Sheet Numbers 42 A&B and 43 A&B.

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Arvine Heights and the Arvine Park tract were one of several developments in the city that were part of a housing boom in the early twentieth century. The *Rochester Democrat and Chronicle* noted in 1927 that the number of housing permits increased from 1,064 in 1921 to 2,039 in 1925 and that Rochester reflected a national trend of population growth related to industry.³⁴ The new homeowners in Arvine generally moved from wards to the north or other areas within the Nineteenth Ward. The majority were first time homeowners, either having previously rented or lived with other relatives.³⁵ Unfortunately, the Great Depression brought building and moving to the Arvine area to a halt as it did to the entire city. Remarkably, only one foreclosure on Arvine Heights was listed in the local paper in the early 1930s.³⁶ A 1935 map revealed that only one structure was built on the street in that year and, as the economy improved, building activity revived in the second half of the decade. Much of the credit for new construction was attributed to federal programs established through the Home Owner's Loan Corporation in 1934 and the Federal Housing Administration in 1937.³⁷ In 1938, the *Rochester Democrat and Chronicle* reported a growth in home loans and construction and published an illustration for a "Small but Carefully Planned" dwelling.³⁸ In 1938, Rochester had 132 new structures built and by 1940, that figure rose to 232. Arvine Heights had nine additional structures built by local carpenter Homer J. French by 1940 that were modest and lacking in the amount of detail seen in the older 1920s homes.³⁹

New homeowners on Arvine Heights were also first time home owners, generally relocating from other areas in the Nineteenth Ward. The 1940 Federal Census indicated that little changed in Arvine's demographics from the previous decade, except for a noticeable drop in high end property values for many of the homes, decreasing on average by half. Properties that were in the low range in 1930 (\$6,000-\$7,000) stayed almost the same, indicating that the Great Depression appeared to have a homogenizing effect on the values. Rentals were still few, with only two houses rented in 1930 and three in 1940. Houses with boarders were also few, with only three houses in 1940 (there were two in 1930). Occupations remained generally the same with the addition of a few professors, presumably from the University of Rochester across Elmwood.⁴⁰

Shortages in building materials brought construction to a halt again during World War II, which resulted in a ban on new construction except for war-industry housing. After the war, the city of Rochester estimated that it would need 13,600 housing units over the next four years, and roughly 3,000 new homes were built annually from 1946 through the 1950s. The last two remaining lots on Arvine Heights had houses built after the war, but

³⁴ Blake McKelvey, "Housing and Urban Renewal The Rochester Experience," *Rochester History*, October, 1965, Vol. XXVII, No. 4, 10; "Building Trend Still Favorable, Many Large Projects Being Authorized in Cities." *Rochester Democrat and Chronicle*, March 20, 1927.

³⁵ *US Federal Census, 1920*, Rochester City, NY.

³⁶ "Complaint for Foreclosure of mort-gage on lot 80, Arvine Park Tract, Arvine Heights," *The Daily Record*, September 23, 1931.

³⁷ McKelvey, *Rochester History*, October, 1965, 11.

³⁸ "Real Estate: October Leads 1938 in Savings, Building Loans," *Rochester Democrat and Chronicle*, December 18, 1938, 16A.

³⁹ City of Rochester, Building Permits.

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most post-war construction took place in the suburbs outside of the city, signifying the end of the Arvine Tract and Nineteenth Ward housing boom.⁴¹ Of the streets developed by Lily Church Arvine, Arvine Heights remains the most intact, retaining much of its early twentieth century character and integrity as the housing stock on the surrounding streets disappeared or went through major changes.

Concerned by encroachments from the University of Rochester and conversions of single family homes into multi-unit rentals, the Nineteenth Ward Community Association was established in 1966 to encourage owner-occupied homes in the ward. Since that time, the association has expanded to encourage the growth of a multi-cultural community within its boundaries and to develop a sense of unity throughout the Nineteenth Ward. Although the association concerns itself with a number of issues relevant to the community and the city of Rochester in general, historic preservation and recognizing the historic character still evident in the ward is one tool for strengthening the shared sense of what it means to live and work in the area known as the Nineteenth Ward.

CRITERION C: ARCHITECTURE

The district's period of significance is from 1918 to 1957, from when the first lots were laid out on the street to the construction of the final house. While the majority of the Nineteenth Ward was largely developed by 1930, Arvine Heights represents a period when smaller, overlooked areas in the ward were sought after for development. About a third of the structures seen today on the street were constructed after 1930, with the majority built during the 1920s. All of the houses on Arvine Heights were constructed by local builders and carpenters for either the developer or from private commissions by the new property owners. With the lengthy time span of construction and the multiple builders responsible, the streetscape is relatively cohesive due to the uniform setback, the modest scale of the structures, and minimal modern intrusions (alterations, newer secondary structures, etc.). The cohesion of setback and scale implies that there may have been builder guidelines for the street, but none have been discovered in the course of this research.

For Arvine Heights, the house styles used were vernacular interpretations of the popular styles of the day, specifically Colonial and Tudor Revival, as well as Arts and Crafts with several Craftsman bungalows. These styles were made popular by national publications such as *Better Homes and Gardens* magazine, which disseminated styles across the United States in the beginning of the twentieth century. In 1927, the *Rochester Democrat and Chronicle* newspaper illustrated two styles of houses, one being an English Cottage and the

⁴⁰ *US Federal Census, 1930*, Rochester City, NY, 19th Ward, Sheet Numbers 42 A&B and 43 A&B; *US Federal Census, 1940*, Rochester City, NY, 19th Ward, Sheet Numbers 1 A&B and 2 A&B.

⁴¹ McKelvey, *Rochester History*, October, 1962, 13-18.

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other an English Colonial, two styles readily found on Arvine Heights.⁴² The houses on the street that were built during the 1920s followed these two stylistic trends, but similar style houses differed from their neighbors with variations expressed in the details, echoing a common practice in house design and seen throughout the Nineteenth Ward. For example, the houses at 37 and 43 Arvine Heights, two Arts and Crafts style buildings, have the same gable fronted façade with steeply pitched roofs and covered entrances located on the east end. The differences are that one of the roof lines is slightly flared, one of the entrance porticos has a curved arch, and the house at 37 has a wide dormer on the upper east end of the roof. Both houses were built around 1927 and houses built in similar styles after 1930 tended to be more modest and austere, lacking in ornament and detail that was seen in the 1920s, due to the need for economy brought on by the Great Depression.⁴³ The Arts and Crafts cottage at 63 Arvine Heights, built in 1937, was only one and one-half stories in height and had only a few eave brackets as decoration.

In the early twentieth century, higher standards for comfort and convenience combined with new technologies that were employed in new construction. Central heating, gas or electric refrigeration, electric wiring, gas stoves, tiled kitchens, shower baths, and concrete cellar floors became standard in home construction during this era.⁴⁴ Additionally, in the first two decades of the twentieth century, the Arts and Crafts philosophy guided builders and home owners in the selection of crafted materials for architectural elements (ceramic tile, leaded and stained glass, wrought iron, etc.). By the 1920s, the machine aesthetic more insistently dictated poured concrete, concrete cinder blocks, stucco, metal on lath, and other elements of industrialized technology.⁴⁵ Developers utilized traditional historic styles popular among the middle class across the country which represented “a kind of anchor in the heavy sea of urban life,” as one historian stated.⁴⁶

Most of the houses on Arvine Heights are representative versions of the Colonial Revival style, which was first introduced for residences at the 1876 Centennial celebration in Philadelphia. Over the next 150 years, the Colonial Revival waxed and waned in popularity, dependent upon stylistic trends and what was interpreted as hearkening back to America’s early beginnings. Coinciding with the initial popularity of the style was the influx of large numbers of immigrants at the turn-of-the-twentieth century from south and eastern Europe and Colonial Revival architecture was looked at as a way of reinforcing what was truly American. “Colonial” represented a past of the Pilgrims and George Washington, and those who could trace their family’s long ties to the country’s earliest days saw the style as a source of pride. Although the Colonial Revival style represented a call to historicism and nostalgia, it was equally a style that was easily adapted to the modern

⁴² “Building Trend Still Favorable, Many Large Projects Being Authorized in Cities,” *Rochester Democrat and Chronicle*, March 20, 1927.

⁴³ Mack Consulting Associates, “Melrose/Wellington Historic District,” 1986 Historic Structures Survey for the City of Rochester, 3.

⁴⁴ Dell Upton, *Architecture in the United States* (New York: Oxford University Press, Inc. 1998), 99.

⁴⁵ Karal Ann Marling, *George Washington Slept Here, Colonial Revivals and American Culture, 1876-1986*, (Cambridge, MA: Harvard University Press, 1988) 153; Upton, *Architecture in the United States*, 81.

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American home by having a historic exterior with modern conveniences on the interior. By 1920, the style became a declaration of patriotism, as it was widely believed that the tremendous changes in the character of the nation and the influx of foreign ideas were at odds with principles of the founding fathers. By utilizing the Colonial Revival style, the hope was that the values of the founders would be reinforced and aid in the Americanization of many of the nation's newer citizens. At the same time, the style appeared in suburban neighborhoods and remote vacation retreats as the middle class found comfort in its recognizable forms after the upheaval of the First World War.⁴⁷

During the 1920s, the Colonial Revival houses built on Arvine Heights followed one of two forms: two and one-half stories with a side-gabled roof with boxed eaves and even fenestration or with an end-gabled gambrel roof (Dutch Colonial form). In general, all but one of these Colonial Revival homes were built with a side hall plan and accented entrances. Almost all of them had simple classical details such as fanlights and classical columns and were excellent examples of the interpretation of the style in a modest form. During the 1930s and again in the 1950s, a new interpretation of the Colonial Revival appeared on Arvine Heights in the form of the Cape Cod cottage. The Cape Cod house had its colonial beginnings as a type that was popular throughout coastal New England and on eastern Long Island and was first noticed by travelers through the region. One of the travelers, the Rev. Timothy Dwight, was credited with coining the term "Cape Cod Cottage" during his travels in the late eighteenth and early nineteenth centuries. The Cape Cod form made a reappearance during the "Small House" movement of the early twentieth century and increased in popularity during the 1930s as this Colonial Revival form was simple and lacked the historically referenced details seen in other versions. The Cape Cod houses built on Arvine Heights were mostly one and one-half stories with a side gable roof, typically with two dormers and a center hall in plan. Many from the late 1930s and later had attached garages with side gabled roofs set lower than the main roof line. Built around 1938, the house at 111 Arvine Heights is an excellent example of the Cape Cod interpretation of the Colonial Revival on the street.

Another derivation of a style seen on Arvine Heights is the Craftsman bungalow that was part of the Arts and Crafts movement at the turn-of-the-twentieth century, emphasizing simple forms and natural materials. Major influences in the movement in America were Elbert Hubbard in East Aurora (Roycroft), Charles and Henry Greene of California and to some extent, Gustav Stickley. The Arts and Crafts style was a direct antithesis to the overwrought and excessively detailed houses of the Victorian era.⁴⁸ Stickley believed that America was "in search of a simpler and more 'honest' mode of life, and [sic] needed a form of architecture that was planned

⁴⁶ Jackson, *Crabgrass Frontier*, 50.

⁴⁷ Upton, *Architecture in the United States*, 81. Carole Rifkind, *A Field Guide to American Architecture* (New York: Penguin Group, 1980), 62, 66.

⁴⁸ Daniel D. Reiff, *Houses From Books* (University Park, PA: The Pennsylvania State University Press, 2000), 172.

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and detailed with a new clarity and directness without adventitious ornament.”⁴⁹ Like Elbert Hubbard, Stickley spread the philosophy of the Arts and Crafts movement to a broader audience through print media and his magazine, *The Craftsman*, illustrated design concepts small and large. The Greene brothers introduced the Craftsman bungalow around 1903, and it was also extensively published in periodicals such as *Ladies Home Journal*, *Good Housekeeping* and *House Beautiful*. Their designs had a profound influence on houses in the day and could be found in pattern books all over the country through the 1930s. The first Craftsman houses built on Arvine Heights were bungalows, mostly one and one-half stories, with shallow side gabled roofs and front porches with large centered dormers. Most had a center hall plan and featured detailing such as brackets or rafter tails and wood shingle exteriors. A grouping of seven bungalows between 53 and 81 Arvine Heights show the variety within the style and all except one were built in the 1920s, when the street was first developed. All are one and one-half stories with side gabled roofs, except for number 63. Some have enclosed, full-width porches and all but number 69 are wood-frame construction with wood shingle exteriors. Most feature a prominent brick chimney in one wall extending from the ground through the roof.

One more style found on Arvine Heights is the Tudor Revival, which was loosely based on medieval English prototypes and featured faux half-timbering, steeply pitched roofs and asymmetrical forms. It was mainly in vogue during the 1920s until a reemergence of the Colonial Revival challenged its popularity as a vernacular style.⁵⁰ Tudor Revival, best described as picturesque, was introduced in America in the late nineteenth century through a number of books that featured images and drawings of Tudor era houses in England. It increased in popularity after World War I when new ways of mimicking stone and masonry were developed. Stucco became a common exterior material for the style and several of the Tudor Revival homes on Arvine Heights have stucco exteriors. A handful of Tudor Revival homes are located in the east end of the street and are modest vernacular expressions of the style: two and one-half stories in height, side gable roof with overlapping eaves, and side hall plan. A few feature faux half-timbering and/or a jerkinhead front gable.

In general, the limited styles present on Arvine Heights attest to original home owner’s preference for what was popular and a desire to blend in with the neighborhood. Most of the buildings retain a large degree of integrity and some are excellent representative examples of a particular style. The pairing or grouping of several similar style buildings illustrate the skills of the builders and the endless possibilities for varying details available to the home owner. The overall integrity also attests to the current building owners’ sense of history and their willingness to maintain the historic appearance of the district.

⁴⁹ Ibid.

⁵⁰ Alan Gowns, *Styles and Types of North American Architecture* (New York: HarperCollins Publishers, 1992) 256-257; Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 358.

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Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Landmark Society of Western New York

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 4.40 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>285505</u> Easting	<u>4778196</u> Northing	3	<u>18N</u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u>18N</u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u>18N</u> Zone	<u> </u> Easting	<u> </u> Northing

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

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

Boundary Justification (Explain why the boundaries were selected.)

The boundary reflects the most intact, contiguous remnant of the Arvine residential development that was laid out in 1918 and is still the same as during the period of significance.

11. Form Prepared By

name/title Derek King and Sarah Apmann & Karen Kennedy (edited by Virginia L. Bartos, Ph.D., NYS OPRHP)
organization Preservation Studios, LLC & TKS Historic Resources, Inc. date March 2015
street & number 257 Lafayette Ave Suite 3 telephone N/A
city or town Buffalo State NY zip code 14213
e-mail derekking@preservationstudios.com; sapmann@optonline.net; karenakennedy@optonline.net

Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

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

Name of Property: Arvine Heights Historic District

City or Vicinity: Rochester

County: Monroe State: New York

Photographer: Preservation Studios/Buffalo NY

Date Photographed: January 2014 and March 2015

Description of Photograph(s) and number:

- 0001 of 0015: Looking east from mid-way on Arvine Heights (near 63 & 64).
- 0002 of 0015: Looking southeast from 31 Arvine Heights.
- 0003 of 0015: View looking northwest from 64 Arvine Heights.
- 0004 of 0015: North side of street, looking north east at 42 through 58 Arvine Heights.
- 0005 of 0015: 80 through 92 Arvine Heights, north side of street.
- 0006 of 0015: Last House built on Arvine Heights, #80.
- 0007 of 0015: North east end of Arvine Heights (106 through 120).
- 0008 of 0015: South side of street, looking west from 69 Arvine Heights.
- 0009 of 0015: 12 Arvine Heights, looking north (northwest end of street).
- 0010 of 0015: 43 Arvine Heights (south side), view looking southwest.
- 0011 of 0015: 53 & 47 Arvine Heights (south side of street) view looking southwest).
- 0012 of 0015: 55 Arvine Heights (south side of street) view looking southwest.
- 0013 of 0015: 89 Arvine Heights, south side of street looking southeast.
- 0014 of 0015: 95 Arvine Heights (south side of street looking southeast).
- 0015 of 0015: 111 Arvine Heights, looking southwest.

Property Owner:

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

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

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

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

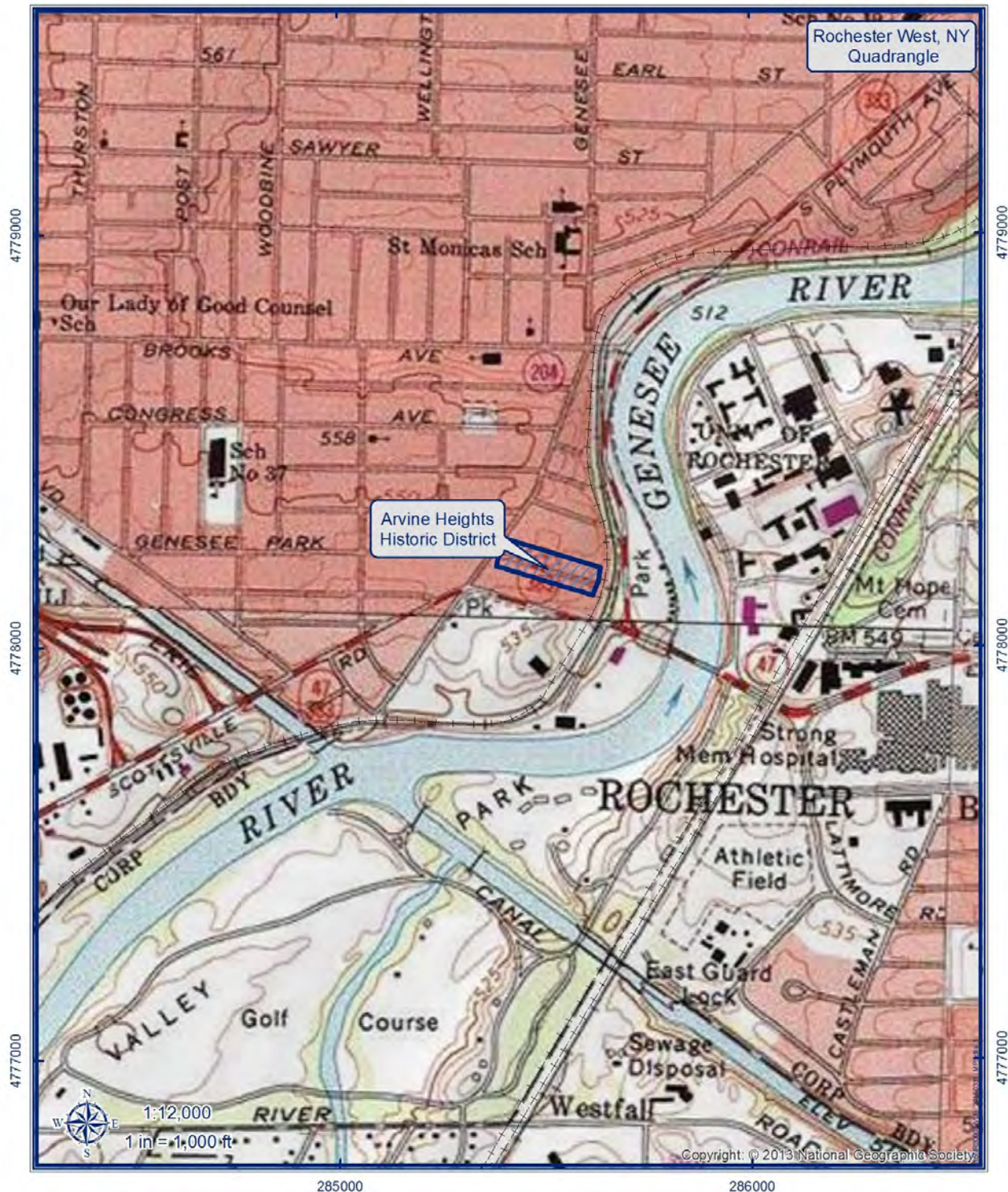


Arvine Heights Historic District
Name of Property

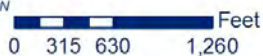
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Arvine Heights Historic District

City of Rochester,
Monroe Co., New York



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



Arvine Heights HD



Parks, Recreation
and Historic Preservation

Arvine Heights Historic District
 Name of Property

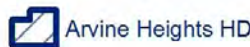
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City of Rochester,
 Monroe Co., New York

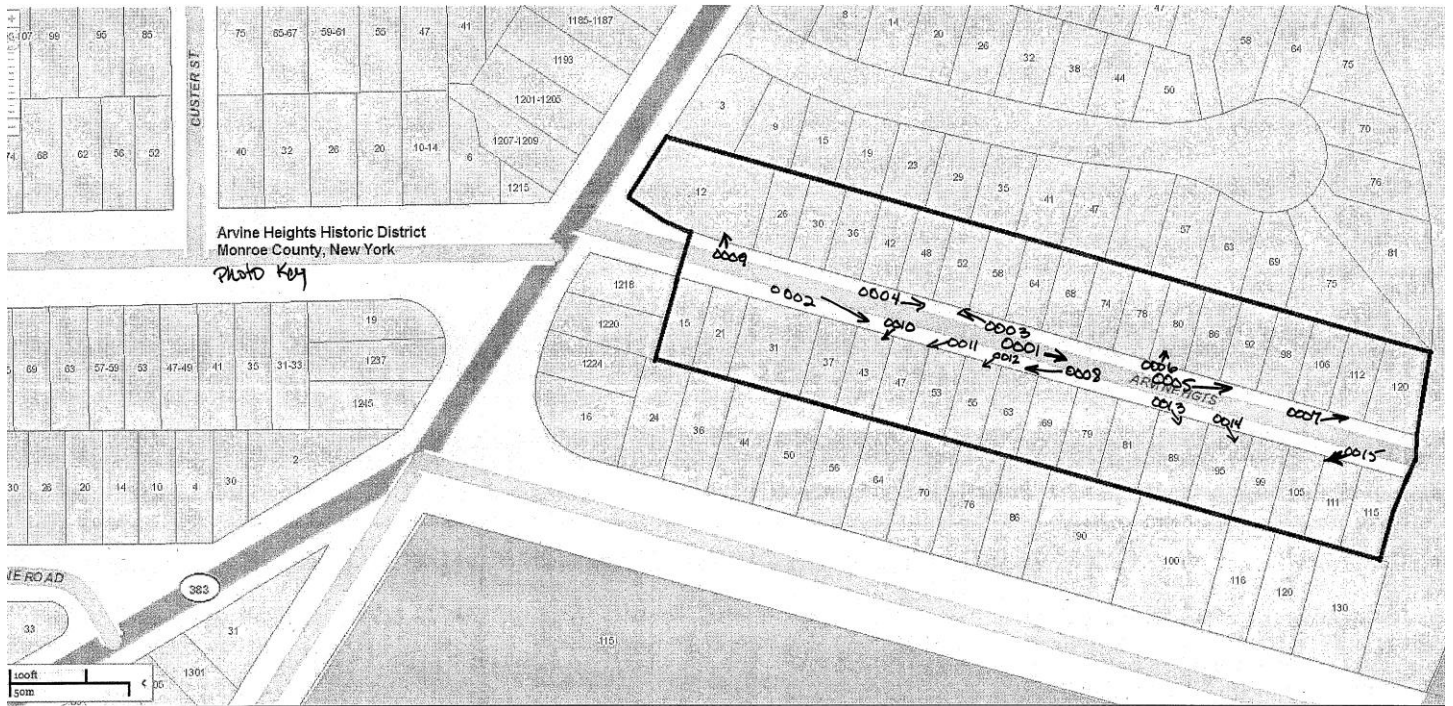


Coordinate System: NAD 1983 UTM Zone 18N
 Projection: Transverse Mercator
 Datum: North American 1983
 Units: Meter



Arvine Heights Historic District
Name of Property

Monroe County, NY
County and State

























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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Arvine Heights Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Monroe

DATE RECEIVED: 4/17/15 DATE OF PENDING LIST: 5/08/15
DATE OF 16TH DAY: 5/26/15 DATE OF 45TH DAY: 6/02/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000310

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6.1.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

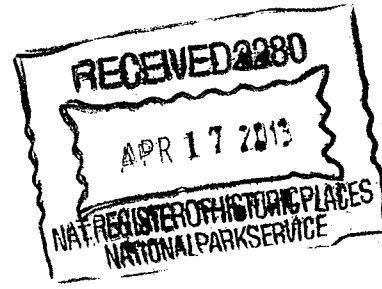
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

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



New York State Office of Parks, Recreation and Historic Preservation

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



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

13 April 2015

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

Re: National Register Nominations

Dear Ms. Abernathy:

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

Clinton-Columbia Historic District, Chemung County
Arvine Heights Historic District, Monroe County
Lehigh Valley Railroad Barge 79, Kings County

Regarding the Lehigh Valley Railroad Barge, the vessel was originally listed on the National Register in New Jersey in 1989; however, it was removed from the register automatically when it was moved to New York without informing the National Park Service. This nomination proposes listing it in its New York location, which is now its permanent home. The nomination explains why this is an appropriate location. 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