

United States Department of the Interior  
National Park Service

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JUL - 8 2016

Nat. Register of Historic Places  
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 Conant, Austin R., House  
other names/site number Conant-Boyland House

### 2. Location

street & number 30 West Street

N/A	not for publication
N/A	vicinity

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

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
\_\_\_ national \_\_\_ statewide X local

Roger A. Penpent DSAPPO 6/23/16  
Signature of certifying official/title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:)

for Oliver Anthony 8.23.16  
Signature of the Keeper Date of Action

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**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/residence  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC/residence  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

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

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

Gothic Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: stone, brick, concrete  
walls: wood  
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

Fairport is a village in southeastern Monroe County, New York, located along the Erie Canal/Erie Barge Canal. The Austin R. Conant House is located on West Street, south of the canal and just north of West Church Street (NY 31F), a major east-west road through the village. The house is on the west side of the street and is a two-story late Gothic Revival residence constructed ca. 1876 with a one-bay north wing added in 1961. The house is cruciform-shaped building with the main entry on the south elevation. The roof is cross gabled and has ornate trussed gable ends. Fenestration is regular, with one-over-one double hung sash, except for the north wing, which has fewer and smaller windows. Most of the windows have decorative millwork lintels with wide wood moldings and shutters. A three-part bay window is in the ground level of the projecting portion of the south elevation, with another non-historic bay window on the west elevation. Two porches are on either side of the south bay window and both have decorative wood supports and milled spindle work frieze bands. Another porch is at the rear of the house on the north elevation with another entrance. The foundation is clearly visible and is stone, except for the foundation of the north wing, which is CMU and is largely obscured by landscaping. Although the house was converted to three apartments ca. 1961, the interior layout is largely intact and retains much of its historic fabric/features such as wood paneled doors, staircases, wood floors, plaster walls and moldings and custom wood curtain rods with Eastlake style design. Some rooms in the first floor feature decorative ceiling medallions, some with light fixtures. The rear of the property has a contributing barn that is assumed to be contemporary with the house and was converted to a three-bay garage ca. 1920. The house is highly intact to its period of significance and the current owners are continuing the restoration work of a previous owner who returned the house to use as a single family residence (ca. 2005).

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### Narrative Description

#### Location & Setting

Fairport is an incorporated village in Monroe County in the Finger Lakes Region of New York State. The village is located in the southeast portion of the county near the borders of Wayne and Ontario Counties and is roughly located twenty miles from Rochester (Monroe County) to the northwest and Canandaigua (Ontario County) to the southeast. Fairport became a prominent village on the Erie Canal, which still bends through the village as it approaches Bushnell's Basin and Pittsford to the south and west. The house at 30 West Street is south of the canal in the portion where the canal bends. West Street is one of four streets that extend north from West Church Street and end at West Avenue. It is also one of the older streets in this section of the village, as indicated by the variety of housing stock that dates from mid nineteenth century Greek Revival through early twentieth century Queen Anne and Colonial Revival. The house at 30 West Street is one of the older homes on the street, constructed ca. 1876, and the only one displaying the late Gothic Revival style.

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Although the houses on West Street represent a wide variety of ages and styles, all share similar setbacks, have paved sidewalks and several have mature trees in the tree lawns.

## **Exterior**

The nominated house has features of the late Gothic Revival, such as a steep pitch to the roof, decorative trusses in the gable ends and decorated window lintels with a milled floral design that is similar to the millwork in the gable end trusses and main entrance porch frieze band. Exterior walls are wood clapboard with wide plain frieze bands in the eaves and narrow wood molding at the corners and water table. The eave ends have decorative pendants and scrolled brackets except for the simpler gable end truss in the north wing. The remnants of a concrete hitching post is south of the house and a three-step stone carriage stair is at the east end of the property along the street.

When viewed from West Street, the façade (east elevation) appears as a two-bay by two-bay projecting two-story front section with a one-bay side wing set back midway on both the north and south sides. The gable end has a decorated truss with scrolled millwork triangular insets and paired wood arches and pendants. Centered below the truss is a small one-over-one window set into a wide plain molding. Two one-over-one windows are in the second story and both feature decorative millwork lintels and shutters. Two more windows are in the first story but these are taller and have pent lintels with scroll sawn brackets and wood sills.

The main entrance is on the south side of the residence and is highlighted by an ornately decorated porch with chamfered posts and a frieze band with milled spindles, pendants and corner brackets. The porch balustrade is three rows of an alternating pattern of open wood squares. Scrolled wood panel insets conceal the foundation below the porch. The deck of the porch is wood, accessible by four wooden steps on the east end. The main entrance has a pair of tall wood doors. In each is a raised, rectangular wood panel in the lower portion with a pattern of circular and rectangular panels within the outer panel. A large glass light is above, set into a raised wood frame with concave top corners. A door bell is in the center of circle the lower panel of the door on the right and an original doorknob is directly to the left of the paneling. Both doors have non historic screens/storms. Directly over the entrance is a one-over-one window set into a wide wood surround with the lintel being part of the eave. A similar window is directly east, but with shutters. Two more windows are visible on the east, with the upper window being slightly larger, with shutters and a decorative millwork lintel. Below it is a larger double-hung window set into a wood surround that matches the decoration on the porch. Another porch is at the rear of the south elevation, but it is simpler with a plain cornice and strut brackets. This porch also has brick support piers. These two south side back porches appear to be combined by sharing similar details. The front (east end) part has cut out patterned skirting, but the back section is plain. Both sections

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have square posts with chamfered edges and decorative moldings. The back section lacks a railing except on the stairway. The back porch on the north side has the same posts, braces and railing. It has a foundation and windows under it with no skirting and a combination steps and cellar entrance.

Centered between the porches is the south wing with its most prominent feature being a first story cantilevered bay window supported by two brackets. It has three tall, one-over-one windows with narrow shutters, wood moldings and sills and pent lintels. The roof overhangs with a plain frieze and scrolled brackets and pendants at the corners. Directly over the bay window is a pair of narrow one-over-one windows set into a wide wood surround and a large millwork lintel. Narrow shutters are on either side of the window. Directly over this is a small window with a wide wood surround and a decorative truss in the gable of more decorative millwork, paired Gothic arches and pendants. The ends of the roof eaves have pendants with scrolled brackets. Also visible on this end are two glass block basement windows under the bay window. Another bay window at the rear (west elevation) of the house was added in 2005, which lacks the ornate detail of the south wing window. The south and west elevations of the house also show the telescoping progression of the roof.

Even though it's less visible, the north elevation has similar features to the more prominent elevations; these include decorated trusses, lintels with decorative millwork, pent lintels over the first story windows and shutters. The exception is the northeast wing, added in 1961, and the simpler truss work in the gable (added ca. 2005). The windows in the wing are fewer and smaller, lack shutters and are set into simple wood surrounds. The west end of the north elevation has a one-story porch that is similar to the west end porch on the south elevation, except that windows are under the porch deck rather than a millwork panel to allow natural light into the basement. A wooden bulkhead door allows access to the basement. It is located between the west end porch stair and exterior wall of the house. Another first floor entrance is at the east end of the porch. One double-hung window with shutters is over the porch and three more windows are in the west end of the elevation with one set into a small projecting piece. The window is hinged and may have been used as a pass-through of some sort.

A non-historic concrete deck and walk extend from this part of the house to the south side of the property. The wide drive, also on the south side, extends from the street to the contributing three-bay garage that has a newer CMU foundation but retains its vertical board exterior and overhanging roof. The garage is two stories with space for vehicles on ground level and a second floor that is used for storage, which includes pieces of the house that were removed when it was converted into three apartments. Many of these pieces are now being restored and reincorporated into the main house. Interesting features of the barn include two oculus windows, one in each end of the side gabled roof, and a hatch door over the center garage bay. The barn is assumed to be contemporary with the house and is partially depicted on an 1885 bird's eye view of the village.

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## Interior

When converted to apartments, some of the functions of the rooms changed, but the basic linear pattern of the interior remains. Going from east to west (front of the house to the back), the first floor layout consists of the east parlor, dining room and family room, library and, finally, a large room in the west end now referred to as the great room. A small ca. 1961 kitchen is in the first floor northeast wing with entrances into the east parlor and the family room. The main staircase is located between the parlor and dining room, directly opposite the main entrance. The stair hall was enclosed for closet space and a bathroom for an apartment, but the rail, balusters and turned Newell post are still visible. The stairs are wood and currently covered with a runner. All floors in the house are wood and the floor is only fully carpeted in the great room.

Two entrances from the main stair hall lead directly to the dining room on the west and the other to the east parlor. These doors are original and have recessed panels that are set into large square-edged door moldings. The east parlor has wood floors, a large crown molding and a decorative plaster medallion in the center of the ceiling. The windows are original, set into tall round-edge and fluted moldings and still retain the original hardware, window locks and Eastlake style curtain rods. The dining room also has wood floors, crown molding and ceiling medallion and features a large black cast stone fireplace with a decorative metal grate and a built-in china cabinet with large glass fronted doors on a low, two drawer base. The ceiling medallion also has a historic lamp fixture extending from the center. Baseboard molding is visible in the dining room, but is partially obscured in the east parlor by baseboard heating.

Two doors connect the dining room with the family room on the north and the library on the west. Like the dining room and east parlor, this room retains its crown and baseboard moldings, original windows and Eastlake curtain rods, paneled doors and square edged door moldings. One door is a newer paneled door set into a partially infilled door frame, indicating a small bathroom that was installed in the 1960s. The room features a curved projecting floor-to-ceiling wall along part of the south and west walls. The south curved wall corresponds to the placement of the fireplace in the dining room and the west portion to built-in book cases in the library. This is also one of the rooms with the wood floor partially carpeted.

The library to the west of the dining room and family room has beadboard wainscoting and dark stained woodwork. An east wall built-in bookcase appears to have been altered in the 1960s, indicated by different wood in the interior and inferior workmanship. The original bookcase doors and drawers were salvaged and are currently being restored in preparation to restoring the entire bookcase. The doors and drawers indicate that it was similar to the china cabinet in the dining room, which is serving as a model for the restoration. A door in the north wall opens into a small anteroom/vestibule that leads to the north porch. Another door on the

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south allows access to the southwest porch. A dark stained wood paneled door opens to the back stair allowing access to the second floor. To the west, a set of painted pocket doors connect with the great room. In this room a portion in the southeast corner has been made into a full bathroom. Window moldings are wood and the bay window has baseboard heating. The rest of the room has baseboard molding and carpeting. The north side of the room has a closet in the space underneath the staircase to the second floor.

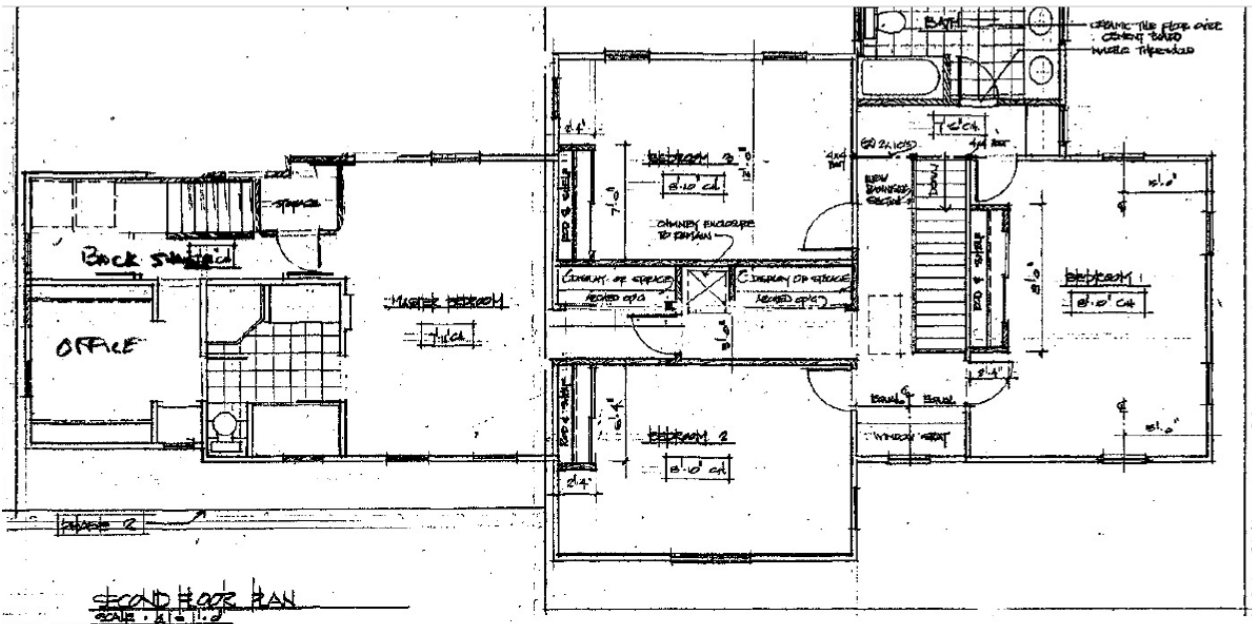
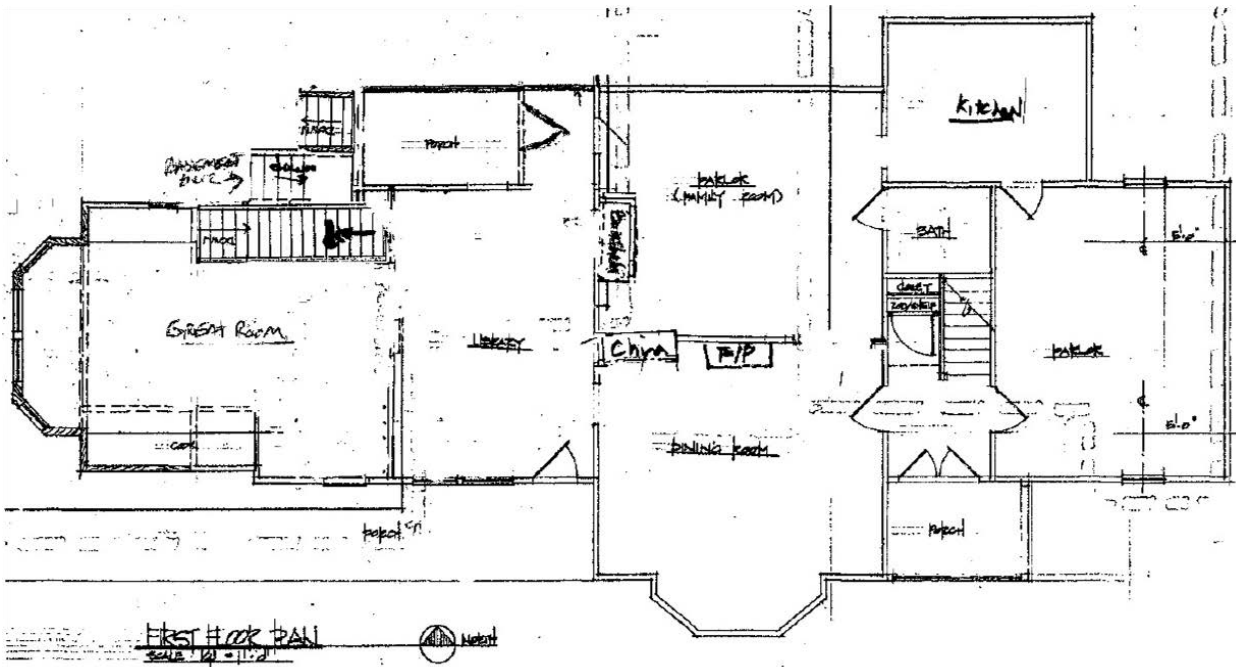
Like the first floor, the second floor follows an east to west linear pattern with bedrooms over the east parlor, family room, dining room and library. A full bath is in the 1961 north wing and is accessible from the main stair landing hall. This hallway continues west between bedrooms on the north and south until it reaches the master bedroom on the west, which also serves as a walk-through to the office and staircase in the west end of the second floor. All bedrooms have square edged wood door and window moldings, paneled doors with historic doorknobs, baseboard moldings and wood floors. Wood floors are carpeted in the east bedroom and master bedroom. A full non historic bathroom occupies a large part of the southwest corner of the master bedroom and a closet is the northwest corner. The rear (west) wood staircase is enclosed except for the landing, where it has a round edge railing, square balusters and a turned newel post.

The last major interior space in the house is a full basement, accessible through an exterior wood bulkhead door at the west end of the northwest porch. Six concrete steps lead into a narrow passage that shows the stone foundation for the main building and a poured concrete foundation section under the porch. The passageway opens into a large basement with a concrete floor and glass block windows in the center section. In addition to the wide stone foundation, support is provided by several floor-to-ceiling cast iron columns.

The building at 30 West Street shows a high degree of integrity and its setting/surroundings still reflect the residential expansion of mid nineteenth to early twentieth century Fairport. The house retains the form and features of a late Gothic Revival residence, even with the added two-story northeast wing, which allowed the interior layout to be left largely intact by adding space for modern conveniences (kitchen and full bathroom). The northeast wing was also clad with clapboard exterior and was given a pitched roof to make it compatible. Later, a decorative truss in the gable end was added when the house was undergoing initial restoration to a single family home. The garage (former barn) adds to the integrity of the property by retaining its form and historic details, while the three car bays dating from the 1920s indicate the owners at the time (Boylands) had an automobile for personal travel. Hand-hewn mortise and tenon joints are still visible in the corners and several other support beams. Other historic features are four intact stall windows, evidence of cribbing, hay drops, a loft door and surviving block, tackle and winch. All the wood siding is vertical with horizontal board midway across the front. The barn was seated on a new cement block foundation. At some point the original doors were replaced with non-historic garage doors.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Areas of Significance**

(Enter categories from instructions.)

Social History

Architecture

**Period of Significance**

1876-1961

**Significant Dates**

1876, 1961

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Criteria Considerations**

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

Property is:

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

**Period of Significance (justification)**

The period begins with the initial construction of the building and ends with the last major change in 1961 when the house was converted to three apartments.

**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.)

Built for Austin and Mary Conant, the house at 30 West Street in the village of Fairport (Monroe County), New York is significant for its architecture as a well preserved late Gothic Revival house that was constructed in 1876, a style less common than the older Greek Revival houses on the street or the Italianate houses being built throughout the village around the same time. The construction of the Conant house was part of building boom in the village, made possible by the lumber and wood milling industries that grew up around the Erie Canal and the railroad. The building is also significant in the area of social history as it served as the residence of a succession of some of Fairport's prominent residents. In 1876, the Conants purchased part of the lot to the south of their smaller West Street residence and began construction of a larger, more fashionable residence that was indicative of Austin Conant's success as a bookkeeper for the DeLand & Company, a position he held for forty years. Also known as the Fairport Chemical Works, the DeLand & Company was a major producer of saleratus (baking powder) and its location along the Erie Canal and close proximity to the railroad connected it to a vast distribution network, making it an important industry for the village until its demise in 1903. The house's fine appearance also made it an attractive residence for Celestia Ayrault and her sister, Emily Hobbie, members of a prominent local family who were descendants of one of the town's first settlers. The house later attracted the attention of another prominent resident, feed mill owner William Boyland, who bought the property in 1910. Part of the house's appeal was its location in a less developed area that retained its rustic character while being within a short traveling distance to the commercial and industrial centers of the village. In April 2016, the village of Fairport designated the residence as a local landmark in recognition of its architectural and historical importance in the community.

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

**Early History of Fairport**

Following the survey in 1789 of the Phelps and Gorham Purchase, Glover Perrin purchased land in what would become the village of Fairport. The Phelps and Gorham Purchase was a section of Western New York between Seneca Lake, the Genesee River, Lake Ontario and the Pennsylvania border consisting of 1.6 million acres of land that was being sold off for settlement. Glover Perrin and his brother, Jesse, were two of the surveyors and the land that became the town of Perinton (incorporated in 1812) was named in their honor. Early settlements were established by 1800 and included Town Centre, Egypt, and Bushnell's Basin. Once the Erie Canal was constructed through the area, villages along the completed canal immediately saw its benefits

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indicated by the dramatic increase in populations. One village along the canal was a "fair port" and since the canal was only completed to Bushnell's Basin to the southwest, travelers had to leave the canal at the port to continue on to Rochester by stage coach. When the canal was completed in 1825, travelers could continue on by boat to other canal towns and farmers could easily ship produce on freight boats to mill towns in the west such as nearby Rochester and distant Buffalo or even east to New York City.

In 1822, the village of Fairport was described as consisting of "seven log houses, one block and one frame house."<sup>1</sup> In 1829 the post office moved from Fullam's Basin to Fairport, a clear indication that Fairport had eclipsed its neighbors as a central point of development and was further cemented with the future development and location of the railroad in 1853. In 1848 Fairport's population was roughly 200 with early residential development occurring along North and South Main Street, South Avenue and east of Main along Pleasant and Parker streets and in the Cherry Street area (renamed West Avenue). New streets were opened running south of Cherry Street (West Avenue), ending at West Church Street, and included Nelson Street, Perrin Street, Woodland Street and West Street. By 1867, Fairport was incorporated as a village with a population of 1,000, which nearly doubled to 1,920 by 1880.<sup>2</sup>

Adding to Fairport's prosperity was the arrival of the New York Central Railroad that crossed Main Street just north of the canal, completed in 1853. As a result of improved transportation, the DeLand & Company (Fairport Chemical Company), Cobb Canning, and the G. C. Taylor Company (manufacturers of liniments and medicinals) were among the first industries to establish in Fairport, joining with farmers in taking advantage of easy rail and canal transportation for shipping raw materials and finished products. By the 1870s, the DeLand Chemical Company was acknowledged as the most important industry in the village, employing 100 workers. Founded in 1852 by Daniel B. Deland, the company produced saleratus (baking powder) at its location on the east side of Main Street (north of the Erie Canal). Historic images show canal boats docking at the company in the 1860s. Through both the canal and the railroad, the company shipped its products nationwide and into Canada. In 1893, disaster struck when fire destroyed the factory. A new factory was built but the company never fully recovered, went out of business in 1903, and sold its property to the York State Fruit Company.

One of the employees of DeLand and Company was Austin R. Conant (1839-1925), who was a bookkeeper for the company for forty years. Conant was born on a farm in Perinton and educated at the Macedon Academy in nearby Wayne County. He settled in Fairport shortly after his marriage to Mary Taylor Harwood (1840-1921) in 1859. Before working for DeLand & Company, Conant was the assistant postmaster when the

<sup>1</sup>W. H. McIntosh, *History of Monroe County, NY* (Philadelphia, PA: Ensign & Everts, 1877), 277.

<sup>2</sup>Ibid, 288.

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new post office opened on Cherry Street in 1863. A news article described him as “a competent and able clerk, and having several years experience in the post office, is posted in all that pertains to the postal business.”<sup>3</sup> The year 1863 was the one in which the Conants were admitted as members of the First Baptist Church of Fairport; they remained members until their deaths in the 1920s.

### Criterion A: Social History

Census records for 1875 record Austin Conant as head bookkeeper for DeLand & Company and that the household consisted of Conant, his wife, Mary, their nine year old son, Newton, and a servant. An 1872 atlas showed the Conants residing at 24 West Street. In 1876, they purchased land from their neighbor to the south, Martin Wood, and proceeded to build a new house with a carriage barn that would celebrate Austin’s success at DeLand & Company. An 1885 bird’s-eye view depicted the first house that they lived in as a modest two-story building with a small entry porch that was dwarfed by their much larger, ornate house to the south. The “new” house was illustrated with its steep roof, decorative gables, tall windows and what appears to be a cruciform shape. Barely visible was the side gabled roof of the carriage barn behind the house. The view also illustrated a large orchard across the street and large farms occupying much of the land to the west between Woodland Avenue and Nelson Street. It also shows that Cherry Street was renamed West Avenue by this time and ran west from the canal to Nelson Street.

In 1885, Conant tried opening his own business, A.R. Conant & Son, a clothing store, with his nineteen year old son, Newton. It was short lived, taken over by Snow & Parce, which also leased the space and reopened as Snow, Parce and Snow. Newton Conant left for Philadelphia where he attended the Hahnemann Medical College of Pennsylvania, graduating in 1893, and opened a medical practice in that city.<sup>4</sup> The demise of the business appeared to herald a string of changing circumstances for Austin and Mary Conant. Two years after the closing of the store, the local paper reported that they were having a new cottage house built on West Street (36 West Avenue), signifying the need for a smaller, simpler residence. When the DeLand Company closed in 1903, Conant retired and by this time, he and his wife were living in a new house on Nelson Street. Mary Conant’s health had been in decline and the house was put up for sale, as the Conants intended to move to Philadelphia to live with their son. They remained in Fairport, however, boarding with Andrew and Mary Wurthin (according to the 1905 New York State census) until they moved into a small house at 6 Beardsley Street, where they lived out the rest of their lives.

<sup>3</sup>“Fairport Matters.” *Rochester Daily Union & Advertiser*, 9 April 1863, 2.

<sup>4</sup> Thomas Lindsley Bradford, M.D., *History of the Homeopathic Medical College of Pennsylvania; The Hahnemann Medical College and Hospital of Philadelphia* (Philadelphia, PA: Boerkick & Tafel, 1898), 785.

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Conant sold the large house on West Street in 1886 to Celestia Ayrault (1821-1889), who lived in the house with her sister and brother-in-law, Emily Ayrault (1823-1904) and Captain Isaac Hobbie (1820-1909). Both the Ayrault and the Hobbie families were well known, being early settlers in the region. Celestia and Emily's brother, Allen Ayrault, was a farmer, and the sisters brought three of his children, Allen, Jr., John Winthrop and Edith Celestia, to live in the house with them so that they could receive a better education attending the village schools. The Fairport Union School was south of the house on West Church Street, established in 1872 with separate grade levels. Another school, known as the Northside Grammar School, was built on East Avenue in 1876. The large house on West Street provided enough living space for three adults and three school-age children. Its fashionable exterior was well suited to a man of Captain Hobbie's stature, while its semi-rural location offered a sense of leisure and gentility.

Isaac Hobbie was a former superintendent of the Rochester Public Schools and the Hobbies lived in Rochester, Elmira and Tonawanda (near Buffalo) as he followed different career paths. Part of his time in Elmira was as a member of the 54<sup>th</sup> Regiment of the Rochester City Dragoons that did guard duty for the Union Army during the Civil War. After the war, he owned factories that manufactured wood water and gas pipes in Elmira and Tonawanda. After retiring in 1886, the Hobbies returned to Fairport, moving into the house on West Street. After Celestia Ayrault died in 1889, Emily Hobbie inherited the house, which subsequently passed to Isaac Hobbie after her death in 1904. The house was sold to Belle and William Boyland in 1910, following the death of Captain Hobbie (1909).

William H. Boyland (1866–1935) and his wife, Belle W. Westfall (1872–1963), were the longest residing residents of 30 West Street to date (50 years). Boyland was born in Parma (Monroe County), New York, where he grew up on his parents' farm with six siblings. After attending school in the local schools in Parma and West Greece, Mr. Boyland went to work for the Hill Brothers in Penfield at the age of 16 and worked there for three years in what was considered a "model mill." In 1884, he came to Fairport to work in the feed and flour mill of George W. Clark on North Main Street. When the mill was sold to new owners, Boyland remained with the new firm for several years before going into the feed mill business for himself around 1890 in Spencerport (Monroe County), New York. After two years, he returned to Fairport, bought the Fairport Mill and operated it with a business partner until he bought out the partner in 1901. He dealt in all kinds of feed, bought wheat and milled it into pastry flour, which he sold retail and wholesale, with the wholesale business having a distribution as far reaching as New York City and Boston. The mill moved to John Street and he operated the business at that location until his death in 1935.

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In 1890, Boyland married Belle Dudley Westfall of Fairport and after two years in Spencerport, they returned to Fairport, living in part of the Congregational Church parsonage before buying the house at 30 West Street in 1910. Like the previous owners (Ayraults & Hobbies), the house gave them space to entertain and host gatherings, being active in Fairport's social and religious circles. William Boyland was the superintendent of the First Methodist Sunday school for five years before he joined the First Baptist church, where he served one term as one of the trustees. He also was a village trustee for one term in 1905-1906 and a member of the Masonic Lodge. Belle Boyland was involved in the Order of the Eastern Star, which often served as a women's auxiliary to the free masons. She also was involved in the local musical club, sang at church and for weddings, funerals and small, in-home musicals. William Boyland died in 1935 and Belle remained in the house on West Street until 1960, when the house was sold to Alfred & Elizabeth Lester, who divided it into three apartments. The Lesters built a compatible two-story addition on the north side to provide two modern kitchens, which have since been repurposed into bathroom and kitchen space. They sold the house in 1999 and it was quickly resold in 2000 to Paul and Elizabeth Wiodarczyk, who began restoring the house as a single family home. They also upgraded the building's infrastructure (gas, electric, water), roof, and foundation and added a scroll work truss to the addition gable end to blend with the rest of the 1876 house.

### **Criterion C: Architecture**

With the coming of the railroad in 1853 and the success of the canal, Fairport's population began to grow, as people who once lived in surrounding areas, such as Egypt, moved and settled near the canal. As employment opportunities increased with growing industrialization, populations shifted from rural areas to more established villages and towns. The growth in the population and the manufacturing base in Fairport increased tax revenues, resulting in improved municipal services available for the residents. Austin Conant was one of those who grew up on a farm but chose to settle in the village, moving into a house on West Street around the same time (1863). West Street was so named as to signify the western part of the early village of Fairport, with the first homes on the street built in the Greek Revival style (early to mid-1850s); some of these buildings are extant. Martin Wood owned a large track of land on West Street, off of West Church Street, ending Woodlawn Street and he sold a portion of it to Austin Conant in 1876.

By the time Austin and Mary Conant decided to build a new house, housing styles were well past the rational classicism seen in the Greek Revival style and into the use of irregular forms and details that included brackets, pendants, intricate vergeboard and scrollwork, made possible by improvements in mill machinery. One of the first residential styles to emerge from what became known as the Picturesque Movement was the Gothic Revival, which adopted an appearance of verticality through the use of steeply pitched roofs, board and

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batten siding and arches. Houses commonly had verandas with details matching that of the main house. One of the proponents of the style was Andrew Jackson Downing whose popular book, *Cottage Residences* (1842) included illustrations of the Gothic residences of architect A. J. Davis. The publication remained popular into the 1880s, going through several printings.<sup>5</sup>

The Conants chose the Gothic style for their house and with lumber being plentiful, it was logical to have it built out of wood on a stone foundation. Most likely the lumber came from the lumber companies of Green McAuliffe or Dobbins & Moore, both located in the village. Both companies advertised their capabilities for intricate mill work and the production of sash, doors and windows. Dobbins and Moore were known for standardization of windows that were built at the lumber yard facilities and transported to the job site, rather than having them built on site. The Conants house was cruciform-shaped, two stories tall with a prominent front facing gable that had a pair of Gothic arches in the gable ends. The house had horizontal clapboard siding, so to emphasize height, tall double-hung windows were evenly placed in the first story and shorter windows in the second floor. Window height was accented by three-part drip molded pent lintels with brackets in the tall, first floor windows. Second floor windows had arched lintels with decorative floral pattern millwork designs. The main entrance to the house was on the south side, which featured an elaborate veranda or porch with cutout patterned frieze panels and skirting, square posts with chamfered edges with pendants and bracketing. The railings had a pattern of four horizontal boards with vertical boards connecting them. The front entrance consisted of paired, tall wooden doors with octagon panels on the top half with glass inserts, the corners of which are curved and concave. The bottom panel was rectangular with a set of recessed panels with a raised curved center panel.

Another prominent feature was a three-sided, one-story bay window resting on two large wood braces with chamfered edges and pyramid shaped corbels. Its tall windows matched those of the rest of the house (drip edged pent lintels) and the sloping roof had a narrow overhang with a plain frieze. Each corner of the roof edge featured pendants with scrolled millwork brackets. Similar pendants were part of the exterior decoration along the roofline of the house. West of the bay window was another veranda, but with simpler detailing. A third, even less detailed veranda was added to the north side of the house that accommodated an entry to rear of the house, close to the back stair and second floor servant's wing.

Apparently, the subsequent owners of the house made only minor changes to the house until 1961, when a new owner converted the house into three apartments. The house had three separate entrances and was

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<sup>5</sup>Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, MA: The MIT Press, 1996), 56.

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partitioned along the existing wall spaces into three large spaces. The front hall was closed off along the edge of the main stair to add storage and a bathroom for one of the apartments. A compatible, two-story addition was added on the northeast corner of the house to provide space for a modern kitchen for a first floor apartment and a full bath for a second floor apartment. The house remained divided for nearly 40 years until a new owner elected to restore the house as a single family dwelling. Between 2000 and 2005 the apartments were dismantled, exposing the original floor plan as a single family home as well as adding a decorative truss to the north addition gable end to make it blend with the rest of the home. The kitchen was retained in the addition and the servant's quarters were renovated as a master suite with a full bath and an office. All restoration work completed to date concentrated on retaining the character and features of the historic home, which was aided by discovering pieces of the house that were removed during the apartment conversion and stored in the barn's attic.

## **Conclusion**

For Austin and Mary Conant, the house at 30 West Street reflected their economic success and social standing with their involvement in church and village affairs and with Austin's position as the head bookkeeper for DeLand & Company, a position he held for forty years. The house at 30 West Avenue seemed changeless, even as the village of Fairport expanded, with new streets opened between West and Nelson Streets. Newer stylish houses were added in the late nineteenth and early twentieth centuries indicating Fairport's growth. As their personal circumstances changed, the Conants sold the house at 30 West Street but remained residents of the neighborhood, occupying newer, more modest houses on Nelson and Beardsley Streets.

In January 2016, the Village of Fairport Historical Preservation Commission considered a request to designate 30 West Street as a historic landmark recognizing the contributions to local history of the first owners, the Conants, and the longest period of ownership of the Boylands. The house was officially designated as a local landmark in April 2016, recognized for its intact historic architecture and extant features that included the exterior clapboard siding, stone foundation, elaborate porches and trim work, carriage house/garage, carriage stoop and hitching post, window and doors and the original mechanical door bells on the front and side doors. A listing in the National Register of Historic Places would bring further recognition to the property, be a source of pride for the community and imbue a sense of history for future generations.



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## 9. Major Bibliographical References

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### Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"75<sup>th</sup> Anniversary 1<sup>st</sup> Baptist Church." *Fairport Herald*, 31 January 1917, 4.

"Austin R. Conant." *Fairport Herald-Mail*, 27 August 1925, 1

"Ayrault Family Early Settlers." *Fairport Herald-Mail*, 5 October 1977, 5.

"Back Home Letters Number Fifty." *Fairport Herald-Mail*, 27 December 1934, 1.

Beers, F. W. *Atlas of Monroe Co., New York*. New York: F.W. Beers, 1872.

*Beers Map of Monroe County, NY: Pittsford & Perinton, 1887. Rochester Images-Maps Collection*. Online at <http://www.libraryweb.org/rochimag/maps/monroe.htm> .

Bradford, Thomas Lindsley, M.D. *History of the Homeopathic Medical College of Pennsylvania; The Hahnemann Medical College and Hospital of Philadelphia*. Philadelphia, PA: Boerkick & Tafel, 1898.

Burleigh, L. R., and Beck & Pauli. *Fairport NY*. Troy, NY: L. R. Burleigh, 1885.

Comeau, Katie Eggers. *Reconnaissance Level Survey of Historic Resources: Village of Fairport*. Rochester, NY: Bero Architecture PLLC, 2014.

"Fairport and the DeLand Chemical Works, 1852-1881." *Fairport Herald-Mail*, 26 January 1939, 7.

"Fairport Matters." *Rochester Daily Union & Advertiser*, 9 April 1863, 2.

"Ink Drops." *Fairport Herald*, 22 October 1886, 3, and 20 April, 1887, 3.

McIntosh, W. H. *History of Monroe County, New York*. Philadelphia, PA: Ensign & Everts, 1877.

"Mrs. A. R. Conant." *Monroe County Mail*, 19 May 1921, 3.

"Mrs. Isaac Hobbie." *Monroe County Mail*, 1 December 1904, 5.

Peck, William F., ed. *Landmarks of Monroe County, New York*. Boston, MA: The Boston Historic Company, Publishers, 1895.

Whiffen, Marcus, *American Architecture Since 1780: A Guide to the Styles*. Cambridge, MA: The MIT Press, 1996.

### 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: **Fairport Historical Society**

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Historic Resources Survey Number (if assigned):

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### 10. Geographical Data

**Acreage of Property** Less than 1 acre  
(Do not include previously listed resource acreage.)

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>300886</u> Easting	<u>4774811</u> Northing	3	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing
2	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing	4	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing

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

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

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

The boundary encompasses the original lot associated with this building.

### 11. Form Prepared By

name/title Onofrio Schillaci  
organization (edited by Virginia L. Bartos, Ph.D., NYS OPRHP) date 22 June 2016  
street & number 30 West St telephone 518-268-2161 (NYS OPRHP)  
city or town Fairport state NY zip code 14450  
e-mail virginia.bartos@parks.ny.gov

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

### 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: Austin R. Conant House

Conant, Austin R., House  
Name of Property

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County and State

City or Vicinity: Fairport

County: Monroe State: New York

Photographer: Virginia L. Bartos

Date Photographed: 23 September 2015

Description of Photograph(s) and number:

- 0001 of 0021: East and south elevations of house with portions of north wing and garage visible, looking northwest.
- 0002 of 0021: South elevation showing south wing and porches, looking northwest from drive.
- 0003 of 0021: South wing showing bay window.
- 0004 of 0021: West and south elevations, looking northeast.
- 0005 of 0021: North elevation, looking southeast.
- 0006 of 0021: Detail view of one of main entrance doors.
- 0007 of 0021: Main stair, directly opposite main entrance.
- 0008 of 0021: East end parlor.
- 0009 of 0021: View from East Parlor showing paneled door, door and ceiling molding.
- 0010 of 0021: North side of dining room looking into library.
- 0011 of 0021: Detail view of ceiling medallion and light in dining room.
- 0012 of 0021: Family room (north side of house), showing curved north wall.
- 0013 of 0021: Library view looking south.
- 0014 of 0021: Looking from Library into dining room and showing door to porch.
- 0015 of 0021: Main Stair looking from second floor landing toward south side of house.
- 0016 of 0021: East end bedroom, looking southeast.
- 0017 of 0021: Master bedroom, looking west into bathroom and rear stair.
- 0018 of 0021: Rear Stair looking from hall/landing into first floor library.
- 0019 of 0021: Overview of basement, looking toward east end of house.
- 0020 of 0021: Garage (barn) looking southwest from west end of house.
- 0021 of 0021: Upper floor of barn.

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**Property Owner:**

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

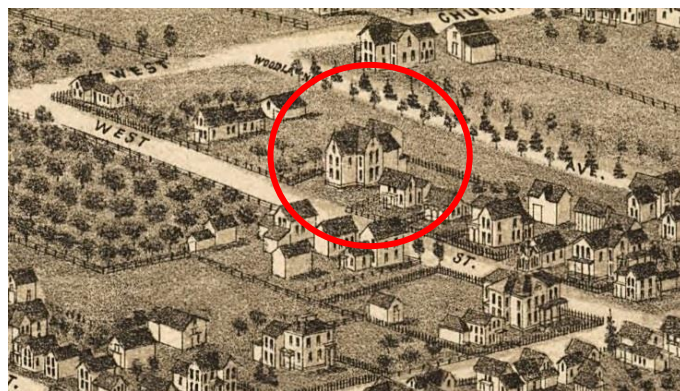
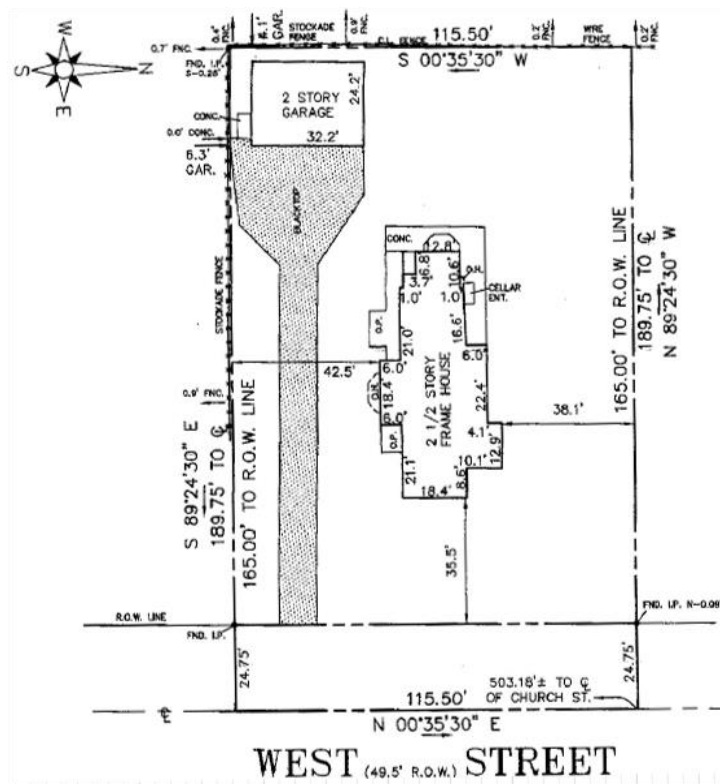
name Onofrio Schillaci  
street & number 30 West Street telephone N/A  
city or town Fairport state NY zip code 14450

**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.

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1885 Bird's Eye View

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 County and State

Austin R. Conant House  
 Fairport, Monroe Co., NY

30 West Street  
 Fairport, NY 14450



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



Parks, Recreation  
 and Historic Preservation

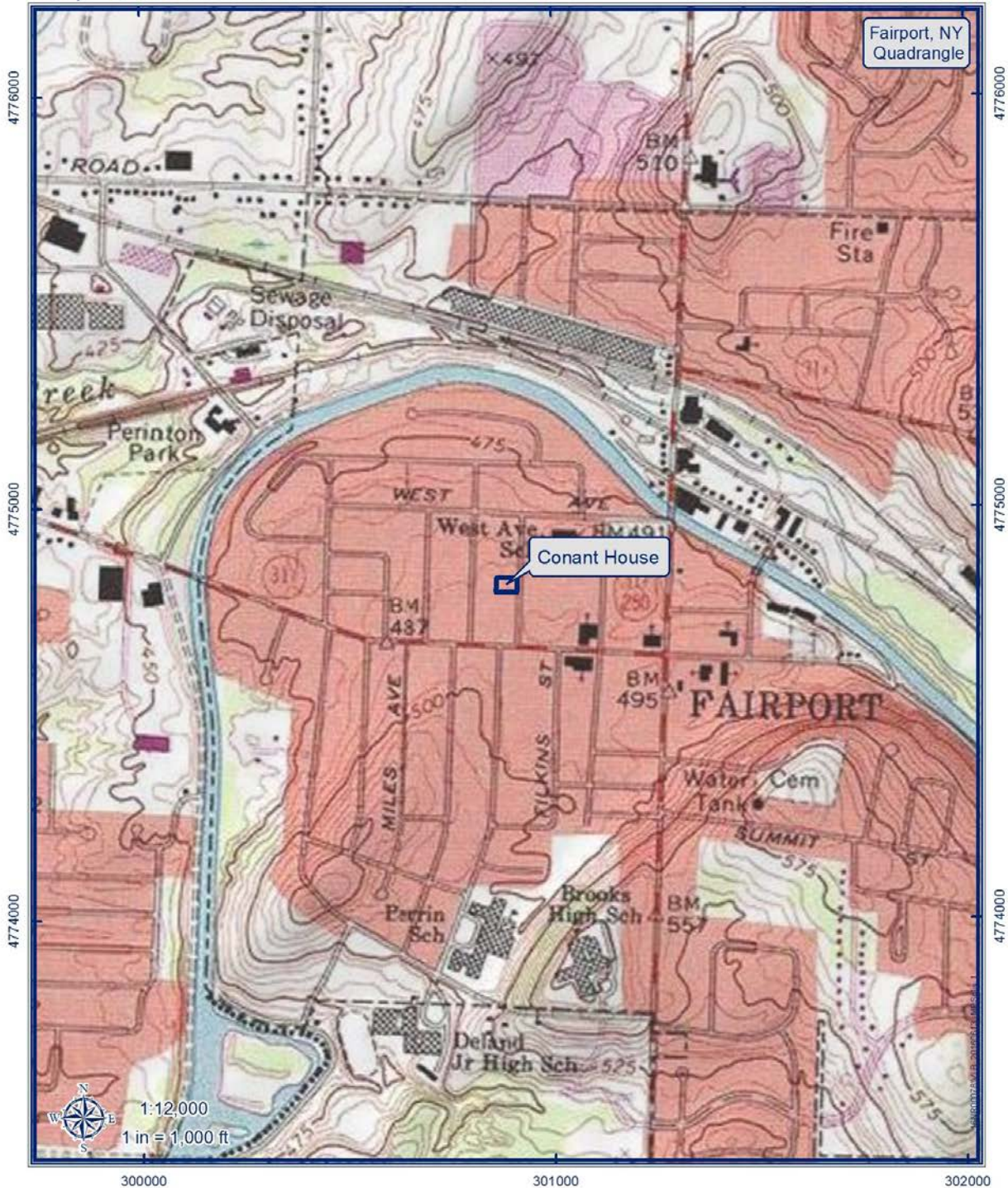


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Units: Meter



Conant House



Parks, Recreation  
and Historic Preservation

















































































Tail-gate

LET DO THIS







UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Conant, Austin R., House

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Monroe

DATE RECEIVED: 7/08/16      DATE OF PENDING LIST: 7/26/16  
DATE OF 16TH DAY: 8/10/16      DATE OF 45TH DAY: 8/23/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000554


REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    8.23.16 DATE

ABSTRACT/SUMMARY COMMENTS:

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.

Conant, Austin R., House  
Name of Property

Monroe County, NY  
County and State

MAYOR  
Frederick H. May  
DEPUTY MAYOR  
H. Kevin Clark



TRUSTEES  
Kenneth G. Rohr  
Timothy J. Slisz  
Debra Tandoi

June 14, 2016

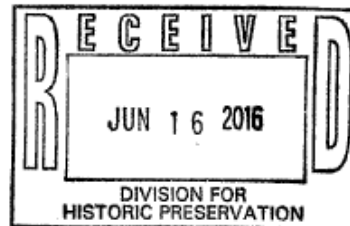
Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation  
PO Box 189  
Waterford, New York 12188

Deputy Commissioner Pierpont:

I strongly support the nomination of the Austin R. Conant House located at 30 West Street, Fairport, New York 14450 for placement on the National and State Registers of Historic Places. The well maintained example of late 19<sup>th</sup> Century Carpenter Gothic Architectural Style is a strong example of our late 19<sup>th</sup> century housing when Fairport was growing and developing as an industrial community/port along the Erie Canal. Because this house is a strong representation of our history, I encourage the acceptance to both Registers at your June 22, 2016 meeting.

Sincerely,

Fritz May, Mayor  
Village of Fairport





**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

RECEIVED 2280

JUL - 8 2016

Nat. Register of Historic Places  
National Park Service

5 July 2016

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

Re: National Register Nomination

Dear Ms. Abernathy:

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

Alton B. Parker Estate, Ulster County  
Hepburn Library of Lisbon, St. Lawrence County  
Benner-Foos-Ceparano Estate, Suffolk County  
Fort Independence Historic District, Bronx County  
Old Lowville Cemetery, Lewis County  
Haxtun-Tower House, Dutchess County  
Orator F. Woodward Cottage, Wyoming County  
Webster Grange No. 436, Monroe County  
Austin R. Conant House, Monroe County

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

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office