

36-893

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 Waterloo Downtown Historic District

other names/site number Four Corners Commercial District

Related multiple property listing N/A

2. Location

street & number 1-42 East Main St; 1-40 West Main St; 16-41 Virginia St

N/A	not for publication
N/A	vicinity

city or town Waterloo

state New York code NY county Seneca code 099 zip code 13165

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

Michael P. Lynch Deputy SHPO 9 FEB 2017
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:

X 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:)

[Signature]
Signature of the Keeper

4/17/17
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 checked="" type="checkbox"/>	public - Federal

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

Contributing	Noncontributing	
46	3	buildings
0	0	sites
0	0	structures
0	0	objects
46	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

3

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

COMMERCIAL/store

COMMERCIAL/offices

GOVERNMENT/post office

DOMESTIC/residence

SOCIAL/meeting hall

RELIGION/church

COMMERCIAL/store

COMMERCIAL/offices

GOVERNMENT/post office

DOMESTIC/residence

SOCIAL/meeting hall

RECREATION & CULTURE/museum

RELIGION/church

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

Federal; Greek Revival, Neoclassical; Italianate;

Colonial Revival; American Foursquare; Gothic

Revival; late nineteenth and early twentieth century

two-part commercial block

foundation: stone, brick, concrete

walls: brick, wood, cast stone, concrete, EIFS

roof: asphalt, EPDM

other: cast iron (store fronts)

Narrative Description

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(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.)

Summary Paragraph

Located between the northern ends of Seneca and Cayuga Lakes, two of the largest Finger Lakes in New York State, the village of Waterloo straddles the Seneca Outlet and follows the path of the Seneca-Cayuga Canal, now the New York State Barge Canal (NR listed 2014). Waterloo's Main Street (State Routes 5 & 20) and Virginia Street (State Route 96) are major thoroughfares for Seneca County and the region. The Waterloo Downtown Historic District consists of a section in the heart of the village creating an inverted "T" at the intersection of Main Street (Routes 5 & 20) and Virginia Street (Route 96). Located in Seneca County, Waterloo's Main Street parallels the course of the Seneca Outlet that connects Seneca and Cayuga Lakes. Virginia Street runs perpendicular (north to south). The roadways were ancient pathways, established first by the Iroquois and later utilized by early settlers. This intersection was the center of settlement and commercial development in Waterloo since the 1790s and displays the historic character of an intact compact, commercial, civic and residential mixed-use downtown core, with a history directly related to road travel. South and east are commercial and industrial properties related to the outlet and canals, while immediately to the north and west are additional civic properties, with residential neighborhoods surrounding the downtown core. The buildings in the Waterloo Downtown Historic District represent the hub of a vibrant and regionally vital community that developed in the nineteenth century around road and water transportation routes. The street's building profiles and the experience of the broad avenue are intact and date back to Main Street's days as the great Seneca Turnpike.

The nominated district contains a dense core of early nineteenth to mid twentieth century two- and three-story, masonry buildings on both sides of Main Street, flanking Virginia Street in both directions. The ends of the Main Street core include homes of prominent families that were later converted to commercial and cultural functions and the First Presbyterian Church on the east (NR listed 1996). Another dense block of one- and two-story masonry buildings ends at the intersection of Williams Street, heading north on Virginia Street. The district contains 46 contributing buildings dating to the period of significance (1815 to 1965), three previously listed buildings and only three noncontributing buildings, two of them constructed after 1965. Nearly all are masonry construction, some of local limestone and many with fine details. The buildings form a dense, cohesive district, with uniform setbacks and comparable heights, as well as sympathetic forms and coordinated ornamentation. The earliest buildings in the nominated district are excellent examples of Greek Revival commercial and residential designs. Later buildings include details reflecting nineteenth century Italianate and Romanesque architecture as well as early twentieth century examples of Neoclassical Revival (U.S. Post office and Odd Fellows Building). A number of late nineteenth century commercial buildings retain

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original cast iron storefronts and original ornamental details, such as recessed entries and large display windows. Ninety percent of the buildings in the nominated district are contributing, adding to the historic and architectural integrity.

Narrative Description

Located in the Finger Lakes Region of New York State, the village of Waterloo is located roughly halfway between Seneca Lake on the west and Cayuga Lake on the east. According to a recent village assessment report, Waterloo is the second largest population center in Seneca County after Seneca Falls, with a population of 5,151 as reported in the 2010 Census. The nominated district is at the heart of the village where two major roadways intersect: State Routes 5 & 20, also known as Main Street and State Route 96 (Virginia Street). Main Street parallels the New York State Thruway and both roadways cross the state from east to west following long established paths used by the native Iroquois. The pathways were used by settlers and travelers and eventually developed as major roadways through the area. Until the development of the canal system in the 1820s and 1830s, the roads were the only routes of travel through what became known as the village of Waterloo.

The nominated district reflects the importance of how these roadways had an impact on the village, historically and architecturally. The Waterloo Commercial Historic District contains 46 contributing and three previously listed buildings, along with seven vacant lots representing building loss, mostly due to fires. Most of the vacant spaces are used for parking, but one is a public park. The National Register listed properties are the United States Post Office, at 2 East Main Street (1989), the William H. Burton House (serving as the Waterloo Memorial Day Museum, listed 1996) at 35 East Main Street, and the First Presbyterian Church at 42 East Main Street (1996). The commercial buildings in the heart of the nominated district are consistent in scale, material and form, being mostly two and three-story masonry structures. The commercial buildings along West Main Street contain some of the oldest structures, dating from the 1820s and the 1830s, including the Greek Revival Kendig and Lundy buildings.

The East Main Street portion of the nominated district contains commercial buildings more reflective of the early twentieth century, such as the U.S. Post Office, a Neoclassic building constructed in 1924 (2 East Main) and the Odd Fellows Building, originally constructed in 1854, but renovated in 1930, also more reflective of the Neoclassic with brick pilasters, corbelled cornice and parapet. The residential properties at the east and west perimeters are some of the early buildings in the nominated district and are also relatively consistent, sharing similar setbacks from the road, similar roof slopes, many of them also of masonry construction. Several of these homes were converted in the early 1900s to commercial use and currently include a barber shop, bed and breakfast, apartments and a museum. North of Main Street, another dense block of one- and two-story

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commercial masonry structures along Virginia Street is interspersed with what were originally civic buildings, such as a former grange hall (1825) and a county clerk's office (1861).

The streetscape is characterized by large concrete walks and on-street parking along the commercial buildings, and lawns and further setbacks associated with the residential buildings, some with mature trees. Residential construction on the east end of the district has smaller lawn areas and shorter setbacks from the street. The northeast end of the nominated district features a quartet of exceptional brick buildings, all originally constructed in the 1830s. One still has features of a side-gabled Greek Revival building (33 East Main), while the other three were updated in the mid-nineteenth century with Italianate details such as flat overhanging roofs, decorative eave brackets and centrally located cupolas (31,35 and 37 East Main Street). Directly across the street are two, turn-of-the-century wood frame houses that mimic the form of the aforementioned Italianate buildings through the use of square forms, roof overhangs and eave brackets (36 and 38 East Main Street).

Residences at the northwest end have longer setbacks, reflecting a natural ridge that runs along this portion of the village. Five represent the early development of the village, including one exceptional side-gabled brick Federal house with an elaborate recessed entrance (24 West Main). Next to it is a two-story masonry, front-gabled Greek Revival building (26 West Main) and another side-gabled two-story Greek Revival building at 38 West Main Street. Immediately to the east is a two story brick Italianate residence now converted to an inn. The property at 30 West Main Street was also originally NR listed in 1980 as the Mansion House, another federal style building, but is now being considered noncontributing since the listed building was demolished in 2010 to build an affordable apartment complex for seniors.

At the heart of the district are four substantial buildings that epitomize the development of the commercial section of the nominated district: the Edmund Gay Block (1 West Main), the Stewart Block (3-5 West Main), the Towsley House (2 West Main) and the Kendig Block at 1 East Main (not to be confused with the Kendig building at 20 West Main.) The Kendig and Gay Blocks are the oldest at the four corners intersection, built in 1815 and 1841, respectively, and both updated (Kendig first in 1834 and again in 1924, and Gay around 1863) to better reflect the character of the subsequent surrounding commercial buildings. The older portion of the Kendig Block received a Greek Revival style roof around the time it was converted to a bank (1834), which is clearly visible from Virginia Street, and an early twentieth century two-story storefront coinciding with new construction and updates to the east side of Main Street. The Gay Block received a new brick corbelled cornice and parapet that brought it up to the same height as its neighbor, the Stewart Block, built in 1862. The Towsley Building at 2 West Main was built in 1869 as a grand two-part commercial brick block with decorative stone quoining and lintels over paired windows. It originally had a mansard roof, making it one of the more

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grand buildings at the four corners. The roof was lost in 1899 to fire, but the building retains its grand decorative appearance with a bracketed cornice and stonework.

In addition to the updating, several buildings changed from residential to commercial functions by the end of the period of significance, indicating the nominated district's role as the primary commercial area for the village. The most notable of the changes in function was the Burton House at 35 East Main Street that was converted into a boarding house in 1935. Recognizing Waterloo's role in the founding of Memorial Day, the building was acquired by the Waterloo Library and Historical Society, restored and opened in 1965 as a museum dedicated to the holiday. With its mix of commercial and residential buildings, the nominated district retains a high degree of integrity as a contiguous grouping of historic buildings that clearly show the early development of the village from settlement to canal town to important center of commerce in the area at the four corners where the two main roads intersect in the village. Architectural styles of both the commercial and residential properties reflect this long period with early examples of Greek Revival and Italianate styles, late nineteenth century buildings with Queen Anne and Romanesque Revival embellishments, and early twentieth century new construction and updated older buildings, including the Georgian Revival bank building (post-fire reconstruction) at 14 West Main.

The following building list goes into more architectural detail about the buildings. Dates were assigned to buildings either from existing historic records or historic maps. Extant tax records were also consulted. The term circa was assigned for buildings where definite construction dates were missing from records.

RESOURCES/BUILDING LIST

East Main Street, North Side.

1 East Main Street, Kendig House, 1815/ca. 1834/1924, contributing.

The core of this property is a two-story, brick residence built in 1815, assumed to be built in the Federal style due to its age. The original building is two and one-half stories with a side gabled roof, double end chimneys and a parge-coated stone foundation. The west or Virginia Street elevation has two half-round window openings in the gable end and four double-hung windows in the second floor. At the first floor, two original recessed entries remain. A two-story brick storefront was added in 1924, constructed of a darker brick, delineating the newer construction, but extends the frieze band from the older house across the 1924 façade. Another frieze band is between the first and second floors. Windows in the upper level are paired across the façade and all mimic the fenestration on the former residence with rectangular openings and stone sills. The roof on the former residence has cornice returns and the roof of the 1924 addition is capped with a simple parapet with five pilasters (one at each bay and flanking the angled corner). Large plate glass windows fill the three Main Street bays and the Virginia Street bay sits atop masonry knee walls and is topped with a sign board in the original transom. A wood and glass door with transom and sign board fill the angled entry bay. The 1924 storefront adds a bay to the Virginia Street side ending with a prominent entry at the angled corner. The first floor façade continues with two large window bays, a recessed secondary entrance and smaller

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window bay at the east end; building includes attached two-story, seven-bay masonry stable building and staff housing on north side (16 Virginia Street).

Stable: building is now a two-story commercial structure with a full-height glass and aluminum enclosed entrance (ca. 1968) on the north end. Other earlier renovations were made to building such as the stucco exterior and window replacements on the first level (ca. 1900). Another entrance is in the third bay from the south and has a non-historic awning. The second story's five smaller double-hung windows may be original.

History: The oldest property in the district, the residential portion was built for Martin Kendig and his family as the four corners in the village began developing as a commercial center. The property became a bank in 1834. The 1924 renovations converted it to a pharmacy that operated until 1949. In 1982, it became a photography studio and apartments.

5 East Main Street, Star Theatre, 1924/1963, Contributing.

Two-story, one-bay brick and tile building built in 1924; It has a solid brick façade enframing the opening, owing to its original use as a movie theatre, and a broad, deep metal awning at marquee level that extends over the sidewalk. The first floor contains an aluminum and glass storefront, assumed to be part of major renovations that took place in 1963; renovations retained the original form and massing.

7 East Main Street, State Theatre, 1914, contributing.

Two-story, two-bay, masonry building with stucco inlay in second floor and roof parapet accenting the quoined brickwork at the corners. The building was constructed in 1914 and the stucco is a recent application, part of a restoration project that reversed insensitive façade changes made in the 1970s, using a 1914 photograph as a guide. In addition to the brick parapet with stucco inlay, the façade has a denticulated cornice, two tall windows in the original openings that are separated from the first floor storefront by a second denticulated cornice. A two-bay plate glass window atop a stucco knee wall and a stone foundation are beside a recessed entry with glass door and sidelight.

History: This was the earliest purpose-built theatre in Waterloo, operating until the 1920s when the Star Theatre next door proved to be too much competition. A post-1980 renovation remedied insensitive 1970's changes to the building, especially at the upper story.

9-13 East Main Street, the Hunt Block, 1856, contributing.

Three-story, seven-bay, nineteenth-century brick two-part commercial block building that was one of three built for Richard P. Hunt who owned a substantial amount of Main Street property; decorative brick corbelling topped by a narrow wood cornice. Windows across the façade are recessed slightly between eight brick full-height pilasters, creating seven recessed bays at the second and third floors. Each bay contains a single double-hung window with an original limestone lintel and sill. The three-bay commercial first floor is topped by a bracketed cornice. Each bay contains a painted panel knee wall, plate glass window and recessed entry.

15-21 East Main Street, the Odd Fellows Block, 1854/ca. 1930, contributing.

Three and one-half story, four-bay, masonry commercial building that was originally built for Richard P. Hunt with major renovations in the 1930s that included structural and finish work on the facade, alterations to the masonry openings and the addition of the attic story and parapet. The four-bay division begins at the parapet, which includes masonry rosette ornaments in pairs at the three western bays and singly in the eastern bay. The attic story is topped by a denticulated masonry cornice, and contains a sign reading "I.O.O.F." (International Order of Odd Fellows), who held their meetings in the third floor until the 1980s. The second and third floor windows are groupings of three double-hung sash, except for paired windows in the east-most bay; all windows have brick lintels and pressed stone sills; some of the windows appear to be original and are nine-over-one wood. Three masonry pilasters and two masonry quoins flanking the building stop at the pressed metal cornice above the commercial first floor. Three ground level storefronts appear to be the ca. 1930 originals. Each storefront consists of painted panel knee walls and large storefront windows with recessed

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entries; two retain historic transom windows above and all have awnings. A modern entrance at the east end contains an interior staircase.

23-27 East Main Street, the Washington Block, 1839/ca. 1868, contributing.

This nine-bay, four-story, nineteenth-century masonry, two-part commercial building was the first built for Richard P. Hunt and renovated around 1868, resulting in the addition of the top story with detailed masonry work, including ten brick pilasters with corbels and a two-step brick cornice with smaller corbels. Each of the nine bays contains a pair of Gothic arched windows with two-over-two lights. All the fourth floor windows appear to be original and have stone sills and narrow brick lintels. The second and third floors have one-over-one double-hung windows with significant stone lintels and slender stone sills. Six iron crosses punctuate the facade where structural repairs were required sometime between 1868 and 1900, per historic photographs. A pressed metal cornice with brackets and dentils is above a painted panel signboard zone in the storefront level. Three storefronts are the first floor, each with recessed entrances with an awning and a wood and glass door. Painted panel columns echo the upper divisions. Each of the three storefronts has a large glass window above painted panel knee wall.

29 East Main Street, Dr. Amherst Childs House, ca. 1825/1919, contributing.

This two-story residential structure with a significant attic gable facing the street was built for the prominent local physician, Amherst Childs, and converted to apartments in 1909, then to commercial use in 1919. Major alterations include the 1918 porch, which was extended and enclosed in 1963. The façade gable end features Queen Anne embellishments: fish scale and diamond shingles, a pair of multi-light windows set into a wide surround. The main body of the building is clad in asbestos shingles. Windows are double-hung and vary from multi-light uppers, one-over-one and six-over-six. Three evenly spaced double-hung windows in the façade second floor have stepped lintels and wood frames. A flat roof covers the first floor porch, and extends over entry stairs in both the east and west directions. A large picture window comprises most of the south facade of the enclosed front porch. A wood and glass door on the east corner is flanked by a side light. The extended, linear porch roof and enclosed porch clearly denote the commercial nature of the building's current purpose, and the second floor and attic details retain integrity to the 1919 alterations.

31 East Main Street, Levi Fatzinger House, 1834/ca. 1850, contributing.

A two and one-half story, three-bay brick residence with a one-story, full-façade porch; originally built as a Greek Revival building, as evidence by heavy stone window lintels and stone sills, the house was updated in the 1850s in the popular Italianate style with an overhanging roof with decorative brackets and centered cupola. Each elevation has two centrally placed narrow windows with metal grills under the roof eaves. A minor change in brick color between the attic and second story indicate the added height from the ca. 1850 remodeling. A hipped porch roof covers four pairs of posts with paired brackets and graceful ogee curved wood arches between each post. Directly below the upper windows are two windows and an entry in the first floor. The windows are tall and narrow, enclosed by shutters and the double, wood entry door has ornate raised panels. Four chimneys are visible in the roof and the house is set back from the street wall in alignment with the remaining homes on this portion of Main Street.

History: The residence was built for Levi Fatzinger, a prominent Waterloo businessman. Fatzinger was trustee of the Waterloo Woolen Mill in 1850 and gave a \$30,000 loan to Alonzo Towsley to help finance the Towsley House hotel, an impressive building located at the corner of West Main and Virginia. The house was eventually sold to Frederick H. Furniss of the Pullman Sleeping Car Company. The house was later converted to apartments (circa 1920) and to an optometrist's office in the 1940s. It is once again being used as a residence.

33 East Main Street, the Ebert Taylor House, 1830, contributing.

Two and one-half story Greek Revival brick house with side gabled, metal roof punctuated by four tall chimneys; side gables have cornice returns and a narrow, triangular window in the gable peak. On the façade, three evenly spaced double-hung windows with shutters are in the second-story. The first floor windows are

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also double-hung with shutters and a large entry is aligned with the eastern second floor window. A stone lintel tops the recessed entablature and columns. A broad door with side lights sits just beyond the columns. A stone water table and stone foundation raise the building four steps above grade, and it is reached by a simple stone stoop with flanking ledges. The home is set back in alignment with the other masonry residences in this section of East Main. A two-story east addition was built around the turn-of-the twentieth century and is of similar material and style.

History: Built for Ebert Taylor, director of the Seneca County Bank and a stockholder in the Waterloo Academy. Purchased in the 1870s by William B. Clark of the Waterloo Wagon Company and the First National Bank but by the late 1880s, it was owned by Becker family who were largely responsible for establishing the Waterloo Memorial Hospital.

35 East Main Street, the William H. Burton House, ca. 1830/1855, NR listed 1996 (not counted).

Two-story, three-bay, brick Italianate residence currently serving as the Waterloo Memorial Day Museum; two tall chimneys are visible along the roofline. The hipped roof is topped by an elaborate cupola, with extended eaves and ornate brackets over two arch-topped windows set in horizontal lap siding and surrounded by layered wood trim details. The main eave is extended, and supported across its width by two-step brackets. Four larger scroll brackets are evenly spaced across the facade. On the façade, the second story has three tall, narrow three-light casement windows with shutters. The first floor has two one-over-one windows with a wood lower panel and shutters and a double recessed wood door topped by arched transoms. The front porch includes a low-slope roof topped by decorative iron rails and is supported by filigreed iron columns and arches. The entry is emphasized by four iron work steps, matching those at the western wrap-around portion of the porch. Layered wood lattice work is between the steps, and the columns between are spanned by filigreed iron rails. The east addition features a matching roof cornice, brackets, and scroll corner brackets to the main house. The second story windows are a closely grouped pair of two-over-two lights over a projecting bay window with two-over-two double-hung windows in each bay, elaborate wood trim beneath and brackets and rail at the cornice. The west addition has a two-story window section reflecting the bay window in the east.

History: Originally built for Moses Severance, a prominent millwright, newspaperman and village trustee, it was purchased in 1853 by William H. Burton, a prominent lawyer, businessman and landowner, who commenced to renovate adding the porch and both wings. Burton faced financial ruin after his yeast factory burned in 1877, and in 1890, he sold to Charles F. Hammond for use as his home and physician's office. The Interior was renovated around 1935 as a boarding house and restored it for use as the Memorial Day Museum in 1965.

37 East Main Street, John McAlister House, 1838/ca. 1855, contributing.

Two and one-half story, three-bay brick residence with a hipped roof with significant eaves and brackets, a centrally placed cupola with matching brackets and four brick chimneys. The three evenly spaced double-hung second-story windows have stone lintels and sills and shutters. Over each are small windows with stone sills. The first floor is comprised of two eastern windows matching those above, and an entry in the west bay with a heavy stone lintel, recessed wood door with sidelights and two ionic columns framing the entry with side lights. A stone water table is part of the entry sill and six simple stone steps descend to the walk. The foundation appears to be stone, aligned with the stone water table and dressed stone foundation. Window and entry details indicate that the house was originally a Greek Revival dwelling until around 1855 when it was updated in the Italianate style. Additions on the Church Street side have Italianate embellishments as well.

History: Built by John McAlister, a prominent early Waterloo lawyer, it was acquired by Thomas Fatzinger by the 1850s, who had the Italianate renovations and additions made to the house. The house mirrored the features of 31 East Main, the home of Thomas' brother, Levi Fatzinger. In 1890, the home was owned by Francis Bacon, another prominent businessman who was founder and president of the Waterloo Wagon Company and director of the Waterloo Water Works. In 1903 it was purchased by Alvin E. Seager and

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converted to apartments. From 1930 to 1970, Mr. and Mrs. Ernest Holmes operated it as the Red Jacket Inn, after which it was converted back into a single family home.

East Main Street, South Side.

2 East Main Street, United States Post Office, 1924, NR listed 1989. (not counted) James Wetmore, architect.

One and one-half story brick building with wood framed windows and cornice. Bricks are deep red-brown with white pointing. Main façade is on East Main Street and has neoclassical features that include two tall rounded windows with lower wood panels flanking an entrance with similar sized arch and double doors. The central bay is topped by a frieze reading "U.S. Post Office." The two flanking end bays contain large multi-light double-hung windows and highlighted brick panels above. The Virginia Street elevation has four bays of multi-light double-hung windows with brick panels above. This is repeated on the east elevation. The building is slightly set back from the street on both sides, and includes a monumental stair and ramp with metal rails, as well as planted shrubbery.

14 East Main Street, the Ackerman Building, ca. 1835/ca. 1940, contributing.

Two-story, single bay, early nineteenth-century commercial building with later nineteenth century and early twentieth century renovations. Later nineteenth century updates are a pressed metal cornice with ornate brackets and stone quoins at the west corner of a stuccoed second story. The three bay oriel window was added circa 1905 and contains two double-hung windows and a picture window. The first floor commercial storefront had significant alterations in the 1940s and again in the 1980s, and contains a full-glass door to the second story, a glass recessed entry and two large glass windows, all in a textured masonry facade.

History: One of the first commercial structures on East Main, the building was a harness shop for Jacob Ackerman and has been a tavern continuously since the 1918 according to Sanborn Maps.

18 East Main Street, the Furniss Grocery, ca. 1866, contributing.

Two-story, single bay, mid-nineteenth-century commercial structure with pressed metal cornice with four ornate scroll brackets similar to 14 East Main. Three double-hung windows on the second floor have pressed metal lintels and pressed stone sills. A simple cornice and signboard zone project are over the commercial storefront, which contains recessed doors to the second story at each end, flanking a recessed entry and storefront at the center. The storefront is comprised of large windows atop a painted knee wall, renovated circa 1960.

22-24 East Main Street, former Waterloo Village Hall, 1886/ca. 1992, contributing.

Two buildings combined as one around 1992, based on tax records. Main building (22 East Main) is a four-bay, two-and one-half story stone and brick commercial brick with a shingled mansard roof and centered gable dormer clad in shingles; Second story has a bracketed cornice at the roofline with masonry pilasters flanking the building and three partial masonry pilasters indicating the divisions. The first, third and fourth bays contain replacement double-hung windows with fixed transoms in original openings topped by arched masonry lintels and with pressed stones sills. The second bay has an oriel window directly below the roof dormer and features a bracketed cornice and elaborate angled brackets at the corners. The first floor consists of an applied rusticated stone storefront. Access to the second story is via an entry in the fourth bay. There is a particularly high level of historic integrity at the second and third floors. Building to east (formerly 24 East Main) is two-story masonry building with recent application of exterior brick. Building has bracketed cornice and second story is now a Mansard style roof mimicking the adjacent building. Entire building is flanked by a parking lot.

History: Purposely built as the village hall and fire department as part of a civic and commercial boom that began in the 1850s with the great success of Waterloo's various mills. Built on the site of the 1855 Corporation Building, the Village Hall later had a dual purpose by housing the Fire Department in 1920. The building was

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used for village offices until 1972 when the offices moved to 45 West Main Street. 24 East Main was built as a general store and later was used for auto supplies before being added and converted as part of the current restaurant.

32 East Main Street, ca. 1867/ca. 1966, contributing.

Two-story, three bay wood-frame house with front gabled roof and asbestos shingle exterior; has shorter height rear addition extending the three-bay sides to five-bays; plain fascia board missing from rear addition indicating newer construction (ca. 1966). Façade has two broadly spaced tall second-story windows and two, tall, first-story windows that are two-over-two double-hung sash. Ground level has west side-entry. Front and side entry modifications date to 1966. The building is similar in setback and massing to its neighbors to the east.

34 East Main Street, the William Furniss House, 1863, contributing.

Similar in form, massing and setback to 32 East Main Street, this two-story frame residence has a front gabled roof with attic vent and visible chimney. Façade has three evenly spaced double-hung second-story windows are repeated at the first floor, as two eastern windows and a west entry with Colonial Revival style entry of wood entablature, columns, and sidelights and wood door with multi-light inset. House is clad in narrow wood shingle.

History: Built for grocer William Furniss. House and grocery store at 16-18 East Main were sold into the Nailos family in 1919.

36 East Main Street, the Daniel S. Kendig House, ca. 1850, contributing.

Two-story frame residence with clapboard siding and later Colonial Revival style full-width first floor porch; low hipped roof with paired eave brackets. Façade is three-bays wide and features evenly spaced double-hung six-over-one windows in painted wood surrounds. Door is set into large wood door surround with wood panel and glass sidelights. Porch has hipped roof supported by Doric order round columns. Carport was added circa 1970 and additional projecting secondary entrance on east elevation. Windows in rest of exterior are same as seen in facade.

History: Daniel Kendig was one of the prominent leaders of Waterloo and was a director of the Seneca County Bank and a trustee of the Waterloo Woolen Manufacturing Company.

38 East Main Street, the Welling B. Lawrence House, ca. 1905, contributing.

Two-story, frame Colonial Revival style residence with clapboard siding; facade shows hipped roof with overhang and fascia; centrally placed dormer with half-round window in roof; central chimney is visible behind dormer. Exterior has uneven fenestration with projecting windows on second floor façade and east side of house, and a three bay projecting window on first floor façade. All windows appear to be replacements. Full-width, single height porch has low overhanging roof with wide fascia; porch has masonry column supports, ornamental balustrade and paired columns at the corners; rest of columns are non-historic replacements. Centrally located main entry is west of projecting window.

History: The most recent building in the grouping along East Main, the home display was built for Welling B. Lawrence, a successful carpenter and builder, who was active in community affairs and may have been the builder of the house.

40 East Main Street, the Presbyterian Manse, ca. 1900, contributing

Three-story, two-bay, T-shaped Colonial Revival residence; wood frame with clapboarding and cross-gabled roof; façade gable end has cornice returns and a tripartite window in gable peak. Roof overhang has a decorative stepped fascia. Two broadly spaced double-hung second-story windows are repeated on the first floor façade with a large western window and an eastern entry door. Full-width, one-story porch has hipped roof with decorative wood columns and balustrades. The T-shape form is visible from the street with a one-bay

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wide projecting full-height section on both the east and west elevations. Rear of building has offset two-story addition. The house became the Presbyterian Manse in 1956 but was inadvertently omitted from the NR listing for the First Presbyterian Church.

History: Was built on the site of General Caleb Fairchild's house; Fairchild was a prominent businessman who ran a successful watch and jewelry store and built the commercial building at 1 West Main Street. He was also one of the founders of the Waterloo Historical Society. House was originally built as a private residence before being acquired by the First Presbyterian Church.

42 East Main Street, First Presbyterian Church, 1850/1880. NR listed 1996 (not counted), Henry C. Vreeland, builder.

Romanesque Revival brick building with smooth-cut limestone trim and ashlar foundation. Façade has paired two-stage spires flanking the main entrance. Gable end of main body has decorative corbeling along the eave and a rose window flanked by two narrow rounded windows with stone arches. Entrances are set into rounded stone surrounds with rounded stone lintels. Doors have fretwork wood design. 1880 chapel is attached to southeast side of building and follows the same design, form and materials as main church. Along the east and west sides, stained glass windows (added in 1909) are visible and window details match that of the façade. Decorative brackets are along the roof eaves rather than the corbeled brick

History: When opened, was reported to be the largest church in Western New York outside of a city. The present church replaced an 1824 frame structure when the congregation outgrew the older building.

Virginia Street, West Side

21-25 Virginia Street, ca. 1970, noncontributing due to age.

One and one-half story bank building with EIFS facade and large tripartite windows on a concrete slab foundation. Sloping roof has vinyl coping. North side of building has two low window openings filled with glass block; non-historic teller window and four auto bays.

27 Virginia Street, the Towsley Arcade, 1869, ca. 1940, contributing.

This one and one-half story brick and stone building was originally part of the Towsley House and rebuilt in 1900 with shops and the elaborate arcaded façade after the Towsley House fire of 1899. The building has a renovated storefront of glass block and large glass windows clad with Carrara glass and a recessed entry. The signblock above a narrow cornice and wall ends also enframe the storefront with Carrara glass. The second floor façade features two pairs of small, rounded windows with large stone lintels and keystone, separated by pairs of engaged fluted columns with ionic capitals. A cornice slightly projects from the roof parapet. The roof slopes and is obscured by the parapet; a brick chimney is visible to the north. The south wall has been reinforced with CMU and what appears to be EIFS covering.

31-33 Virginia Street, the Grange Hall, 1826/1951, contributing.

Two and one-half story, three-bay building with infilled southeast section that was a separate building until 2015. The current facade reflects mid-twentieth century renovations, such as the asbestos shingle exterior, partially covered south second floor window and south storefront and recessed south storefront. The second story contains two double-hung windows with elaborate wood lintels, and an original central double wood door with half-light. The first floor is comprised of a central double wood entry door and two storefronts. Building retains earlier features such as central gable in the façade, four brackets and a round window in the façade parapet. Corner finials rise above the roofline and recall the building's ecclesiastical roots. Sides show painted wood shingle siding, wood cornice and metal roof. According to tax records, the infill section was added in 1951, but earlier Sanborn maps show a separate, one-story building with an angled entrance. The portion over the south storefront has horizontal clapboard signing and the recessed entry is flanked by a large storefront

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window on a knee wall clad in Carrara glass. The entire building sits atop a concrete plinth and is slightly recessed from the others in the block.

History: Originally built as an Episcopal church in 1826, it was purchased for the Grange in 1863 by Alonzo Towsley in 1863. It became known as the Rose Hill Grange Hall in 1868 and was the site of many public events including an 1888 speech by Mrs. Belva Lockwood, a nineteenth century lawyer and woman's rights activist.

35 Virginia Street, ca. 1940, contributing.

Two-story, three-bay, two-part mid-twentieth-century masonry commercial building clad in brick with cast concrete details (lintels, sills, two-step cornice). Building aligns with the adjacent Dempsey block to the north. Façade has three two-over-four metal and glass casement windows with gridded transoms above. The commercial storefront consists of a signboard area above large glass windows on masonry knee walls flanking a recessed entry. Access to the upper floors is via a glass and wood door with a glass transom on the north corner. Damaged Carrara glass has been removed in the signboard area but is still visible on the storefront sides.

37 Virginia Street, ca. 1887, contributing.

Two-story, three bay, two-part late-nineteenth-century brick commercial building with an elaborate bracketed and stepped brick cornice; three double-hung second-story windows have arched masonry lintels and stone sills. A pressed metal cornice with brackets is between floors; original storefront with large glass windows on short, painted panel knee walls, and a recessed entry. A painted brick pilaster flanks the corner entry with glass transoms above a wood paneled door. Of particular interest is a restored advertisement for Dempsey's liquor store, and Bloch Brother's West Virginia Mail Pouch Tobacco that was exposed after the adjacent building burned around 2007.

History: D. E. Dempsey was a successful beer and liquor dealer with a number of stores, the main store being in Geneva, New York. He opened a store in Waterloo around 1885 at 211 Main Street.

Virginia Street, East Side.

16 Virginia Street, Kendig Stables. See 1 East Main Street.

20 Virginia Street, the Semtner Building, 1875, contributing.

Two-story, two-bay nineteenth century brick commercial structure with a tall parapet with brick corbeling, matching the end profile of the Kendig Stables to the south. This parapet has an ornamental brick cornice and a recessed brick panel. A pressed metal cornice is between the floors. An original storefront consists of paneled transom zone, large windows on a painted wood panel knee wall and recessed entry with glass and wood door. Built for Adolph Semtner, it was a barber shop from 1875 through the 1980s.

22-28 Virginia Street, Bowling Alley, ca. 1930, contributing

This one-story, early-twentieth building of steel and concrete construction is clad in brick to match the rest of the buildings on the block. Façade has a stepped brick parapet with a rise in the center, and three recessed panels highlighted by different colored brick. Built as a bowling alley, post-war facade renovations resulted in a traditional commercial storefront with large windows and recessed entry at the north, a single entry door flanked by a large window to the center, and a grouping of three doors with a single window to the south.

30 Virginia Street, Seneca County Clerk's Office, 1861/1928, contributing

Two-story, two-part, nineteenth-century brick office building with two-story entrance addition (1928); addition consists of a simple shingled roof, sloping towards the street. The second story is clad in shake siding and has an apron flare at its base, delineating the commercial storefront below. A pair of double-hung windows is

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centered in the front facade. The storefront is painted paneled wood with large windows and a recessed entry. The main structure is a masonry building with a front gable end roof and peaked brickwork design still evident in the façade and south side. Three double-hung windows are across the front. The southernmost bay is still exposed beyond the addition with a cornice above an original wood and glass door with a side light at the first floor and brick pilasters in the west end of the north elevation.

History: Building served as the Seneca County Clerk's office until 1928 when it was converted to storefronts and apartments.

West Main Street, South Side.

1 West Main Street, Edmund Gay Block, 1841/1863, Contributing

Four-bay, three and one-half stories across the façade and fifteen bays along the Virginia Street side, this mid-nineteenth-century brick and stone masonry commercial structure is a prominent corner building. The building footprint follows the street with its south elevation ending at what used to be the former Cayuga and Seneca Canal, now a village parking lot. The crenellated parapet with bracketed, denticulated cornice was added in 1863 bringing it to the same height as 3 West Main Street giving this corner of the village a unified profile with the rest of the south side of West Main Street. The second and third story windows are double-hung units, some with original two-over-two wood units, all with significant stone lintels and smaller stone sills. The second story windows sit directly on a stone water table, topping a stone cornice. The ca. 1963 commercial storefront contains a panel signboard between three original, simple masonry columns with capitals, a recessed corner entry, and large windows atop a masonry knee wall. The open corner feature of the storefront dates to at least 1930, per historic photographs. A secondary entrance in the western most bay between columns and another entrance is on Virginia Street. This side includes two more storefronts.

History: Built in 1841 on the site of Caleb Fairchild's 1820 building, the Gay Block was the first large "commercial block" to be built in the village and set the pattern for commercial redevelopment on Main Street through 1880.

3-5 West Main Street, 1862, contributing.

Three-story, six-bay brick building with stepped and corbelled brick cornices obscuring simple shed roofs sloping away from Main Street. The corners of the brick cornice include paired brackets, and the bays are emphasized by arches. Second and third story windows are tall, narrow double-hung units with pressed metal, arched lintels, many retaining original shoulders and fleur-de-lis. The two-step sills are bracketed. Pressed metal window details are more intact on the 3 West Main portion than 5 West Main. Storefronts are separated from the upper block by a stepped cornice. Each storefront retains cast-iron columns, broad windows on short painted panel knee walls, and recessed entry. The columns are stamped, "W.H. Cheney, Rochester, N.Y." and "S. Shorter, Rochester, N.Y." and date ca. 1890. 3-5 West Main represents the mid to late nineteenth-century commercial expansion that featured the latest in architectural taste that was a direct result of the village's wealth and prosperity

7 West Main Street, 1870, contributing.

Three-story, three-bay nineteenth-century brick and stone commercial building; its cornice is bracketed, stepped, corbelled and arched in the same manner as 3 and 5 West Main to the east, yet the corners have rusticated stone quoins. The second and third floor windows have arched lintels with keystones and stone sills. Double hung windows in the third floor appear to be replacements and are original sash in the second floor. At the ground level, the storefront has a stepped cornice, a three-bay cast-iron column storefront with recessed entry, and an original, full wood door with operable glass transom in the east end that allows access to the upper stories. The storefront retains leaded-glass transoms at the two commercial bays.

9 West Main Street, 1876, contributing.

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Two-part commercial block, three-story, three-bay brick building with decorative cornice of denticulated brick, paired large corbels with smaller corbels in between and what appears to be a metal cap. Except for the recessed entrance, the storefront appears to be original with its signboard and broad display windows on painted panel knee walls. The ca. 1960 recessed entry has the original configuration. The entire storefront is enframed by brick pilasters topped with a denticulated cornice featuring end corbels with a floral decoration. The second and third floors feature two-over-two original, wood double-hung windows with gently arching pressed metal lintels, some with shoulders intact, and stepped and bracketed sills. The facade continues the rhythm and scale of its neighbors through the storefront, decorative elements and profile.

11 West Main Street, ca. 1876, contributing.

Three-story, three-bay, late-nineteenth-century two-part commercial structure of brick with decorative cornice of paired corbels with smaller corbels between and dentils below; windows in second and third floors appear to be replacements but retain pressed metal lintels and sills. Building has the same profile and scale as buildings immediately to the east. The first floor storefront has an elaborate wood cornice, containing medallions and raised panels over five slender pressed metal columns (ca. 1890). In the east bay, a wood door with panels, multi-lights and glass transom access the upper stories. Large glass windows are above short knee walls, flanking angled windows and a recessed entry. The grid work in the display windows is non-historic.

13 West Main Street, ca. 1862, contributing.

Three-bay, three-story, mid-nineteenth-century brick and stone commercial building with cornice/parapet obscured by metal panel siding. The second and third stories are divided by four brick pilasters. Double hung windows in each bay have original stone lintels and sills. The first floor commercial storefront consists of a simple sign-board, an entry to the upper stories, two large windows flanking a recessed entry, and paneled knee wall. Building may predate 1862 and requires additional research to confirm an earlier construction date.

15 West Main Street, ca. 1886, contributing.

Three-story, three-bay, late-nineteenth-century, brick and stone commercial structure with half-round arch at the brick parapet, framed by an overhanging wood cornice that retains two original corner brackets. The second and third story windows are set into recessed blind arcades. Windows are double-hung with simple stone lintels and sills. Store front separated from upper portion by an elaborate bracketed cornice with two brick pilasters having ornate corbels. The storefront was redone ca. 1976 with new entrance, smaller shop windows and horizontal lap siding. Like its neighbor (13 West Main), the building may predate 1886 and requires additional research to confirm an earlier construction date.

17 West Main Street, ca. 1827, noncontributing due to alteration/loss of integrity.

Two-story, two-bay, with a flat roof; two double-hung second story windows are flanked with shutters. Smaller side window on the first floor is also flanked by shutters; a single door provides entry. The building is finished in non-historic siding. All are recent renovations obscuring the historic features and fabric with only the original stone foundation visible at the base. Building no longer retains feeling and association with rest of nominated district.

19 West Main Street, the De Yoe Building, ca. 1827, contributing.

Two-story, three-bay building with side gabled roof and evidence of step gables; building is brick with stone details. Windows in upper level are four-over-four replacements set into original moldings. Windows retain original stone sills. Building was rehabilitated in 2015 to restore a more historic appearance by removing an awning, residential-scaled windows, and asbestos shingle siding from the storefront. Masonry repairs were also made. The storefront consists of replacement windows set into masonry walls, painted panels and signboard. Original stone foundation is visible at the base.

21-23 West Main Street, the Welch Building, 1862, contributing.

Two-story, six-bay, mid-nineteenth-century masonry commercial structure with later details; an elaborate corbeled cornice is over six double-hung windows set into masonry surrounds of curved lintels and wide sills.

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Ghosting in the brick indicates a more elaborate lintel that was removed around 1938. A pressed metal cornice is over two storefronts. Seven pressed metal columns divide the facade into two storefronts. The cast iron columns on the east portion (21 West Main) are stamped "W. H. Cheney," and the rest are stamped "S. Shorer, Rochester, NY" although the patterns are the same. Painted panels, windows and doors fill the storefront between the columns. The building sits on a two-step stone foundation leading to the raised entries.

History: The building was constructed as a grocery for James Welch and has been a tavern continuously since circa 1930.

West Main Street, North Side.

2 West Main Street, the Towsley House, 1869/1900, contributing. Architect - John Rochester Thomas.

Three-story corner building of brick with decorative features of Waterloo limestone; opened in 1869 as a hotel and became a bank (current function) in 1924. The remaining three-story, two-part commercial structure has original stepped and bracketed cornice that spans the entire building, including five bays on Main Street, a curved corner entry, and eleven bays on Virginia Street. Quoin work creates separations between some of the bays. Arch-topped windows, rusticated stone lintels with keystones are tied together with horizontal stone banding at the shoulders of the arches. The windows are double-hung with fixed transoms and have simple stone sills. A simpler denticulated cornice with horizontal stone bands defines the first floor. Panel signboards and large windows sit atop brick knee walls between original bays. Brick was replaced around 1960 in the storefronts, but was limited to original structural openings. The masonry, stone work, and second and third stories are all significantly intact, dating to the 1899 post fire repairs. In spite of the devastating fire, the building is still the focal point of the four corners intersection.

History: When built, it covered most of the corner block and included stables and other outbuildings to the north. It had an elaborate Mansard roof and was the premier hotel in Waterloo at the time. Its prominence at the four corners made it the logical place for a trolley stop. A devastating 1899 fire resulted in the loss of the Mansard roof and the northernmost section on Virginia Street. The building was repaired and reopened in 1900.

6 West Main Street, Welles Building, 1862, contributing.

Three-story masonry building with pressed metal cornice and four elaborate scroll brackets; second and third story double-hung windows have elaborate ornamental cast iron lintels and stepped, bracketed stone sills. The first floor storefront is topped by a ca. 1965 shingled awning and signboard when the storefront. Current storefront has metal and glass door and large glass windows atop panel knee wall. Its brick exterior and lower profile create a transition between the Towsley House and the rest of the commercial blocks on the north side of West Main Street.

History: Built as a pharmacy by Dr. Gardener Welles for his son Samuel, the block predated the Towsley House and barely survived the 1899 fire.

10 West Main Street, the Maltby Building, 1836/1855, contributing.

Three-story, four-bay, nineteenth century, masonry commercial building has a pressed metal cornice with five elaborate brackets on a banded step. The second and third story windows are topped by stepped, bracketed pressed metal lintels and sit on stone sills. A simple stepped metal cornice overhangs the signboard, and the first floor commercial space is divided into two bays with recessed entries and a single recessed door to the upper stories. Storefront consists of large windows in painted panel walls over brick sills and knee walls. Shorter than its peers, the building retains a high level of integrity to the 1855 facade renovations, at the second and third floor window details, including cast iron lintels and Italianate brackets.

12 West Main Street, the Lundy Building, ca. 1836/1870, contributing.

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Three-story, three-bay, nineteenth-century masonry commercial structure with elaborate bracketed and denticulated masonry cornice; three third-story double-hung windows have arched stone lintels and simple stone sills; the three second-story windows have straight stone lintels and sills. The first floor commercial storefront was remodeled ca. 1973 and consists of a door to the upper stories, a signboard, and a recessed entry flanked by large glass windows, all set in a horizontal lap siding.

14 West Main Street, the Zartman Bank, ca. 1860/1924, contributing.

Three-story, three-bay nineteenth-century masonry commercial structure renovated with Georgian Revival features after a fire (ca. 1924). A simple stone frieze band is over four windows that are separated by pilasters with recessed panels. Windows share a continuous stone sill and the center two windows have an engaged stone balustrade. Stone work separates the upper level from the lower floors that are highlighted by a denticulated cornice and plain frieze over four stone pilasters with Corinthian order capitals. The pilasters separate the three bays of the entrance and second floor. Windows in the second floor are multi-light sections with smaller transoms, set into stone surrounds and stone sills. Decorative brickwork is above and below each window. The entry is topped by a pediment and original glass and wood doors with recessed lower panels. The building sits atop a stone water table. The building's ca. 1924 remodeling compliments design of the U.S. Post Office at the southeast corner of Main Street.

History: Purpose-built as a bank and renovated with grander features to compete with the Towsley House, then the home of the First National Bank.

16 West Main Street, the Kennard Building, ca. 1850/1865, contributing.

This three-story, three-bay, nineteenth-century brick building with a denticulated cornice with arched corbeled divisions; three third-story windows have arched tops with masonry lintels and stone sills. Second floor windows have stone lintels and sills. A change in the brick indicates that the third floor may have been added later (ca. 1865). All windows appear to be replacements. A stepped pressed metal cornice overhangs a stepped panel signboard, supported by two corner columns. The entire storefront is set back from these columns, and consists of a central recessed entry flanked by angled windows, pressed metal columns, and large storefront windows. The easternmost bay includes an entry door to the upper story. All the storefront windows are large glass atop painted and trimmed panel knee walls, with gridded transom windows above. Built as a dry goods shop for the tailor and merchant William Kennard, the building retains a high level of historic integrity, particularly with the original storefront.

18-20 West Main Street, Kendig Grocery Building, 1832/ca. 1850, contributing.

This two-story, two-part, early nineteenth-century masonry commercial structure is one of the oldest buildings in the commercial district, with a side gabled roof and a stepped end gable with double chimneys visible on the west. Four double-hung windows with simple masonry lintels and stone sills are flanked by shutters and distributed evenly across the broad facade. The first floor storefront is indicated by a simple banded cornice, and covers two matching storefronts as well as a central entry to the upper story. Each storefront consists of a recessed entry flanked by angled windows. The original storefront entries are mid-nineteenth century double wood and glass doors with decorative panels and glass transoms. The storefront windows are large units on painted panel knee walls in the original configuration and the east storefront has raised wood flowers in the trim.

24 West Main Street, David S. Skaats House, ca. 1830/1852/1918, contributing.

Two-story brick residence with side-gabled roof with two visible chimneys, set back from West Main Street. The four-bay façade has even fenestration with original, six-over-six, double-hung windows in the second floor. At the first floor, windows are a combination of six-over-six double-hung sash and oriel windows at the east end. The original entry consists of a pressed stone arched lintel with keystone. An arched and filigreed fan window fills the transom, followed by a stepped entablature. Ionic columns and sidelights flank the entry door, which is reached by five stone steps. The oriel windows have standing seam metal roofs, a denticulated

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cornice, and double-hung windows. The west bay was expanded ca. 1852, and the oriel windows were added ca. 1918. Older features of the house indicate a late Federal-era design: the stone arch and keystone over the elaborate, recessed entrance, narrow frieze along roof eave, restrained sills and lintels and oculus windows in gable ends.

History: Built for David S. Skaats, one of the original board members of the Seneca County Bank, it was later occupied by C. W. Cook, superintendent of the Waterloo Woolen Mills, and around 1890, became the home of Dr. Samuel R. Welles, whose pharmacy was at 6 West Main Street.

26 West Main Street, Moses Swift House, ca. 1845, contributing.

This two story masonry and wood-frame Greek Revival residence front gabled roof with cornice returns; three original, six-over-six, double-hung windows are evenly spaced across the second floor, with stone lintels and sills. They are flanked by operable shutters. The three-bay pattern is repeated on the first floor with two western windows identical to those above, and an eastern entry. A simple stone sill, narrow transom and sidelights flank the door, which is reached by four simple stone steps. The dressed stone water table and rusticated stone foundation are visible. The remaining walls of the house were originally built of frame construction and are today clad in horizontal lap siding. The setback of the Swift house matched that of the original mansion house to the west (now demolished), placing it further north than 24 West Main.

History: Built for Moses H. Swift, the son of Reuben Swift, one of the pioneers of Waterloo and later was the property of the Skaats and Kendig families. It was sold to William C. Damon in 1918 when he was superintendent of the Waterloo Woolen Mills. His wife Effie, had it moved back to admit more light to 24 West Main Street, and revised the deed to include restrictions on ever moving it forward again.

30 West Main Street, Waterloo Memorial Senior Apartments, ca. 2010, noncontributing due to age.

This senior living development is located on the site of the former Mansion House, built by Reuben Swift for Elisha Williams. After having been converted to the Waterloo Memorial Hospital, the Mansion House was demolished in 2010, even though it was listed in the National Register of Historic Places. The present building is a three-bay apartment with its gable end facing the street. A long "front porch" composed mostly of paired double-hung windows is set two bays to the west, and the remainder of the building's bulk is beyond, to the rear and east.

36 West Main Street, Charles L. Gridley House, 1869, contributing.

Two-story, three-bay brick Italianate residence with low hipped roof, deep eaves and paired brackets; three original, tall double-hung second-story windows are flanked by operable shutters and have dressed stone lintels and sills. The three-bay pattern is repeated on the first floor with two matching windows to the east and a western entry. The modest transom tops an apparently original two-panel wood and glass door. A hip roofed front porch was added ca. 1920 and has a pediment extension covering the five steps to the entry; the porch is supported by ionic columns on brick piers, separated by turned balustrades. An oriel bay window is visible on the eastern elevation.

History: Charles L. Gridley was a Civil War veteran and gentleman farmer. In the 1890s, the house became the home and office of a physician, with the office and apartment of a judge. It continued to provide residential and office space for physicians until it became the Gridley House Inn in the 1970s.

38 West Main Street, Skaats-Pierson House, ca. 1850, contributing.

Two-story, three-bay brick Greek Revival residence with side-gabled roof with cornice returns and visible chimneys; second floor façade has three double-hung windows with dressed stone lintels and sills. Triangular windows are in the gable end peaks. First floor has three more windows and entry with arched entablature, side light, and glass and wood door. A full-width, one story porch was added ca. circa 1910, which follows the Greek motif with Ionic columns supporting a low cross-gabled roof with wide frieze band. Turned wood balustrades are between the columns and a pediment marks the location of the entrance.

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History: Bartholomew Skaats had the house erected as part of a campaign to beautify Waterloo in 1850, and sold it to Lawson R. Pierson in 1856. Pierson was a business partner of E. Fatzinger and later ran the Fayette mills. After changing hands in 1910, it became a home and antique store.

40 West Main Street, the Vreeland House, ca. 1860, contributing.

Two-story, three-bay wood frame Italianate residence with a hipped roof with deep eaves supported evenly spaced scroll brackets along a wide frieze. Three double-hung second-story windows have stepped lintels, stepped shoulder-and-knee trim and slender sills. A simple hipped roof extends over the circa 1964 porch. The two first floor western bays repeat double-hung windows from above with plain drip lintels and lower edge sill trim. The decorative entry in the west bay includes elaborate wood trim, a leaded glass transom, and a beautifully maintained glass and wood panel two-light door. The building is four steps from grade and has a similar setback as its eastern neighbors.

History: The property was owned by builder Henry C. Vreeland from 1858 to 1860; prominent subsequent owners included Walter Quinby (1866 to 1884) who held such varied positions as director of the Wilson Yeast Co., chief engineer of the fire department, and vice-resident of the Waterloo Library and Historical Society.

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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.)

Commerce

Architecture

Period of Significance

Ca. 1815 - 1965

Significant Dates

Ca. 1815, 1899, 1965

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

John Rochester Thomas (Towsley House)

James Wetmore (Post Office)

Henry C. Vreeland (First Presbyterian Church)

Period of Significance (justification)

The period of significance begins with the early commercial development of the village (1815) and ends with the founding of the Waterloo Memorial Day Museum, signifying the downtown's continued role as a commercial, civic and social center for the village of Waterloo.

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 Waterloo Downtown Historic District is significant under Criterion A in the areas of community planning/development and commerce, as it reflects the connection between roads and waterways and how the community leaders recognized that the area referred to as the four corners was perfectly situated to take advantage of these important routes for the economic benefit of the village. The intersection of Virginia and Main Streets became the commercial, social and civic heart of Waterloo and relied on these transportation routes as vital connections to other nearby communities and areas of New York State. Roads were the first important link during the settlement phase of the village and equally important were the canals that became vital for trade and communication, linking rural communities like Waterloo to markets as far away as the eastern seaboard. Canals in turn provided needed power for industries, which allowed civic leaders and residents to consider the best places to locate homes and businesses to best display the village's wealth. Waterloo's downtown was built upon these fortunes and its buildings reflected the village's rapid growth and ability to adapt throughout the nineteenth century through new construction and the renovating of existing shops, stores, homes and civic buildings that were strategically placed at Main and Virginia Streets.

The district is also significant under Criterion C in the area of architecture for its historic core of contiguous commercial buildings and significant civic structures (post office, village hall, county clerk's offices), flanked by two-story converted residences. Buildings in the nominated district illustrate common architectural styles from the early nineteenth through the early twentieth centuries and retain many of the associated historic features that include limestone details, cast iron storefronts, arched lintels and corbelled cornices, brick and masonry construction. Particular to the region is the prominence of locally quarried limestone and one of the buildings, the Towsley House, was purposely built in 1869 with an abundance of ornately dressed Waterloo limestone to be an elegant gathering place for residents and visitors and to encourage the use of the material beyond the village boundaries. The attractive commercial and residential properties in the nominated district represent a common pattern of building design found in upstate communities from roughly the War of 1812 through the Great Depression, illustrating how the transportation network aided in communication and the dissemination of knowledge and culture, especially in the latest designs and architectural trends.

A number of the civic-minded and politically active residents were involved in the Women's Rights Movement, perhaps due to the village's close proximity to Seneca Falls. Another important movement was the national recognition of Memorial Day with the first Decoration Day ceremonies held in Waterloo in 1866. The William H. Burton House (NR listed 1996) is located at the east end of the nominated district and was restored/renovated as the National Memorial Day Museum in 1965. The period of significance extends from 1815 through 1965

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with the construction of the oldest extant properties in the district as its starting point and ending with the rehabilitation of the Burton House as a museum, which was done in time for the centennial of the village's first Decoration Day celebration. The period includes the major renovation dates for significant structures in the nominated district. This period also reflects Waterloo's transformation from pioneer settlement to a mill and manufacturing town to a commercial center between 1850 and 1880 and the subsequent repurposing and updating of older buildings to maintain the village's prominent status well into a new century.

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

Criterion A: Growth, Development & Commerce

The story of Waterloo is of transportation, namely of water and roadways, and how each fostered settlement and industry from the village's earliest history through the present. Originally settled by the Cayugas, one of the nations of the New York Iroquois, the village was known as *Skoi-yase* and was located south of the Seneca Lake Outlet where the Cayugas utilized the rapids for fishing. *Skoi-yase* was decimated during the American Revolution and the first European-American settlers after the war were Samuel Bear and his family. In 1792, Bear provided portage services to boats traveling between Cayuga and Seneca Lakes. He was also the first to establish a mill in 1793, which foreshadowed Waterloo's later importance as a mill town.

As more mills and industries located along the outlet, milling became the major source of Waterloo's economy, resulting in a population increase. Road improvements and regular stage coach service made the village an important stop along the major east-west roadway that later developed as Main Street. This prominent roadway attracted larger numbers of visitors, including celebrities such as General Lafayette (1825), Red Jacket (1829), and General's Grant and Sherman and Governor Seward in the 1860s.

In the 1830s, a thriving commercial downtown occupied the area just north of the outlet after the opening of the Seneca-Cayuga Canal. Population swelled, attracted by industrial and commercial opportunities, and the village became a prosperous, small industrial center by the mid-nineteenth century in large part due to the water power and land routes. Commercial buildings on Main Street literally backed up to the canal, but in the early twentieth century, the canal was relocated further south and the original waterway portions behind Main Street were made into a parking lot. Even with the shift in the canal's location, the nominated district retained its prominence as the center of activity for the village. In addition to businesses, it also contained the homes of prominent businessmen and professionals, churches and important government buildings.

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Before the canal, the course of the village's growth was well established through the roadways that intersected at the center of the nominated district. The 1982 Historic Resources Survey for the village of Waterloo by students at Cornell University included the following concise description of the evolution of the village:

The course of Main Street...follows the line of the old [Cayuga] Trail, which had itself been determined by the course of the Seneca River." Main Street is a broad avenue in Waterloo, with its "great width due in part to having been a section of the Seneca Turnpike. Completed in 1803-1804, this major westward route diverted traffic to the northern side of the river and became U.S. Route 20.

Main Street today [1982] is the spine along which Waterloo's three "zones"--public, commercial, and industrial--are clustered. These zones correspond to the three centers of activity established very early in Waterloo's existence. Initially, however, each small area had its own commercial component and was not as specialized as in later years. In describing Main Street's appearance in 1818, John Becker wrote in 1949, 'There were... three distinct, distant and somewhat rival localities on the north side, so far separated that no two could be seen from the same point, but tending to vie with each other for superiority.' Modern means of transportation have in effect brought the three areas closer together and have caused them to become functionally specialized...The commercial zone is one long block to the east at the intersection of Main and Virginia Streets. Called the Four Corners, it is the only densely built-up area of Waterloo and consists mainly of three-story, nineteenth-century brick commercial rows. This is the real hub of the village, for Virginia Street is the principal north-south thoroughfare and with Main Street forms an inverted "T" from which the rest of the village stems... [Virginia] connects the north and south sides of the village, becoming Washington Street, as it crosses Main and continues south...

Main Street features many fine old homes; there are particularly distinguished residences flanking the Four Corners on the north side of the street. Virginia Street was the pre-eminent mid-to-late nineteenth century residential street in the village; from Elizabeth Street northward, it is lined with many handsome, deeply set-back houses.

Finally, the presence of two materials, limestone and iron, contributes to the historic character of the village. Many buildings from all eras of Waterloo's past feature limestone as a structural and/or decorative material... water tables, window and door lintels and sills, quoins and voussoirs, and hitching posts and carriage steps as well. Much of the limestone came from a quarry southwest of the village... Iron, both cast and wrought... contributes to Waterloo's historic appearance.¹

According to the study, the intersection of Main and Virginia Streets was the commercial and civic hub of everyday life in the village. Travelers and the mills constituted much of Waterloo's economy from its earliest beginnings forward, shaping the village over the next century into the present downtown. Waterloo's first population and industry boom commenced in 1816, and the shops, taverns, mills and finally a "good hotel," soon followed. This time coincided directly "with the increased volume and frequency of stagecoach traffic on

¹Susan Mooring Hollis, ed. *Historic Resources Survey: Village of Waterloo, Seneca County, New York*. Cornell University College of Architecture, Art and Planning, 1982, 6-7.

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the turnpike."² By 1818, there were nearly 200 new homes; the Seneca Lock Navigation Company was established, and Waterloo was the sole county seat. Investors chose to build a more central hotel and the Eagle Tavern was built at the northwest corner of the main street in 1819, cementing the importance of the four corners of the intersection with Waterloo's commercial success. Caleb Fairchild's shop at the southwest corner completed the quadrangle in 1820. By 1824, Waterloo incorporated as a village and officially adopted the name of the Belgian location of where Napoleon was defeated.

Other settlers drawn to Waterloo were Jabez Gorham, the first person to settle north of the river in 1795. When Gorham located on the north side, he was eagerly anticipating the Great Seneca Turnpike, which was completed in 1800, and the resulting stream of travelers. In 1807, Elisha Williams purchased Military Lot Number 4 from war veteran James McKinstry. Williams was a land speculator and an attorney with many holdings and businesses in Hudson, New York. He sought out a local partner to develop his lands at Waterloo and, in 1812, partnered with Martin Kendig Jr., a successful Waterloo metalsmith and millwright, who moved to the north side and took up management of the Williams estate.

By this time Main Street was well established as the stagecoach turnpike and when Kendig purchased a lot from Williams for his mills and home (1814), Virginia Street was established as the primary north-to-south route through the village. Reuben Swift took over management of the Williams estate in 1815 when Kendig went into business for himself. He (Kendig) constructed a warehouse at the southeast corner of Main and Virginia streets and a house across the street. Reuben Swift

commenced with his own building campaign constructing the Mansion House on a rise set back from the east side of Main Street and soon additional homes and businesses began to fill in spaces between the Mansion House and Main and Virginia Streets.

When Kendig and Swift began building, Waterloo's population was around 500 (1820). After the Seneca-Cayuga Canal opened (1825), local businessman Richard P. Hunt organized the Waterloo Woolen Mill in



² Ibid, 9.

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1836, followed by commissioning a commercial building on East Main Street in 1839. This was followed by Edmund Gay having a large commercial block built at West Main and Virginia (ca.1841). From that point on, the village's industrial, commercial and population growth expanded simultaneously. By 1878, the Waterloo Woolen Mill was the main industry in the village and rows of commercial buildings defined the economic core of the village. Along with this came an expanded population, drawn by work in the mills and shops. In 1842, the village's population was 2,600, a five-fold increase from 1820. Population doubled in 1880, reaching 4,217, and remained steady through 1900. Population increased slightly throughout the twentieth century, reaching roughly 5,000 by the 1960s. Census numbers from 2013 placed the village population at 5,182.

Waterloo became a small but prominent industrial center in the mid-nineteenth century with the largest industry being the Waterloo Water Mill. The mill produced wool shawls and other fine wool cloth for sale on Main Street. Other products found in shops were organs and pianos and locally produced flour and yeast, malt for distilling, sauerkraut, washboards, wagons and carriages, wheels, heavy iron machinery, and ornamental iron. The four corners at Main and Virginia Streets became the shopping district for the town as well as the village. Beyond the shops, but within walking distance were the houses of many of the village's store owners and prominent citizens. They included the grand brick residences of mill trustee Levi Fatzinger (31 East Main) and Ebert Taylor, director of the Seneca County Bank (33 East Main). Another mill manager, Charles Gridley, had a brick residence built on the other end of Main Street (36 West Main) in 1869.

After the Eagle Tavern burned, the business community saw the need for a centrally located hotel, one that was larger and capable of providing for the needs of visitors, with shops, livery and restaurant. Alonzo Towsley approached the business community with his proposal for a grand hotel at the site of the Eagle Tavern at the northwest corner of Main and Virginia Streets. After securing enough capital from the Fatzingers and other prominent businessmen in 1869, he commissioned architect J. R. Thomas to design a grand four-story hotel that wrapped the corner and continued north along Virginia Street. Behind it were livery stables, carriage house, horse sheds and a bake house. This was one of the first commissions for the Rochester born architect after his return from study in Europe (1868). The hotel itself dominated the corner with a large mansard roof, elegant limestone arches and highly decorated cornices. The building became the center for social functions and was such an important building for the village that it was extensively renovated and repaired after nearly being destroyed by a devastating fire in 1899.

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When first built, the Towsley House represented the most spectacular expression of the prosperity of the village as it was the largest, most grand, multi-purpose commercial building in the four corners area. The commercial center began as small two-story masonry buildings, with owners living above the shops, such as the extant buildings at 17, 18, 19 and 20 West Main Street as well as 14 and 18 East Main. As the commercial area expanded, larger buildings provided stores on the ground level, professional offices on the second floors and meeting halls or rooms to rent on the third floors that were commissioned either by the shopkeeper or by organizations.

These buildings demonstrated their intentions with fully glazed storefronts to display their wares and recessed entries to serve customers. Open stairways led up to the professional spaces above. Historic photographs show that there were street signs and perpendicular signs announcing the available services, as well as awnings and displays on the broad sidewalks. Buildings constructed around the same time shared similar features and heights, literally creating a wall of buildings, such as the buildings on the southwest side of West Main Street. Older buildings were at times renovated for newer purposes, such as a church on Virginia Street that became the grange hall in 1863 and the Odd Fellows Building on East Main Street, built in 1854 and completely renovated around 1930.

Criterion C: Architecture

Waterloo's downtown contains a variety of building types and styles that reflect the earliest development of Federal and Greek Revival buildings through a period of new construction and updating of older buildings, all responding to the village's needs. The village began to develop as a community in 1815 on the north side of

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the Seneca Outlet out of what was almost entirely a wilderness with a handful of residences. Two federal style buildings, Elisha Williams's Mansion House (built by his agent Reuben Swift) and Martin Kendig's residence were the only two buildings near what became Main and Virginia Streets. As Main Street developed as part of a statewide road, more buildings were built along the route, including the Eagle Hotel/Tavern on the northwest corner in 1819 and the first large commercial building known as the Central Block in 1827 on the southwest side of Main. In the 1820s and 1830s, the northwest side of Main Street attracted the wealthier residents, partly due to a ridge that allowed their houses to overlook the village. This ridge-side of Main Street contains a number of Greek Revival and picturesque Italianate homes indicating the wealth and tastes of the original owners. Several more residences were built along the edges of the commercial area, extending well into the nineteenth century. Earlier houses were updated in more fashionable styles, with the most notable being the trio of Greek Revival buildings on the northeast side of Main Street that were updated with fashionable Italianate features (porches, cupolas, new roofs with wide eaves and decorative brackets).

Around 1841, Main and Virginia Streets began to develop the commercial appearance it retains to the present. Little is known about the Central Block (size, design, style) and some vague secondary references hint that the building was rebuilt into the current two-part buildings that occupy the southwest corner of Main. What is clear from the extant buildings is that the construction represents the mid-to-late nineteenth century period of commercial growth that coincided the construction of the Seneca-Cayuga Canal and the advent of the mill industry. The first building on the south side of West Main was a grand three-story brick building that extended south to the canal. The building followed a classical idiom with its regular spacing of windows, restrained brick cornice and limestone lintels and sills. Built for Edmund Gay in 1841, the building was later given another story and a more ornate brick corbeled cornice after its neighbor, the Stewart Block, was built around 1862. The contrast of the two was dramatic, with the older building being simpler in design than the complex Stewart building with its ornate pressed metal window lintels and sills and complex patterned brick cornice. Clearly, the Stewart Block was a more fashionable, more picturesque building than the Gay Building.

Other buildings on the south side of West Main had elaborate glass and cast iron storefronts with recessed entries, tall upper story windows with decorative lintels and sills of local limestone and corbelled cornices. The south or canal sides of the buildings were less elaborate than the Main Street sides. These fashionable buildings provided a stark contrast to the older masonry commercial buildings across on the north side of West Main Street (the Lundy, Welles and Maltby buildings). By the late nineteenth century, the majority of these buildings were renovated with additional floors, ornate brick cornices and brackets, but this side of the street lacked the uniform consistency of the building profiles and storefronts seen on the south side.

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In the 1860s, commercial building extended to East Main, which lasted through the 1880s. Businessman Richard P. Hunt had three large commercial buildings constructed (9 through 21 East Main) that remained similar in appearance until the center building, known as the Odd Fellows Building, was rebuilt around 1930. Like the two other buildings, it was brick, but it was built with narrow Roman brick. It was given a parapet higher than the brick corbeled cornices of its neighbors. Rather than keep the evenly spaced windows with heavy limestone lintels and sills, windows were grouped in threes with a common limestone sill. Across the street, buildings had a more public function than commercial, with the village hall and fire house, constructed in 1882 with a prominent peaked dormer, and the First Presbyterian Church (ca. 1850) with its twin steeples and narrow rounded windows. The "public" side of the street was further reinforced in 1924, when commercial buildings at the southeast corner of Main Street were demolished for a new classical revival federal post office building.

Buildings along Virginia Street continued the commercial development of Main Street, especially with the grand Towsley House having its main entrance and façade on Virginia Street where the building continued roughly half-way up the block to where it met the grange hall. A smaller hotel was across the street at the corner of Williams Street (no longer extant) and next to it was the county clerk's building. In the 1930s, a bowling alley was built filling the space between the Kendig Stable building and the county clerk's building. Throughout the nineteenth and early twentieth century, Virginia Street differed from Main Street with more buildings that reflected a more social role by being the location of the Masonic Lodge and the grange hall. After a fire destroyed a large portion of the Towsley House, the portion next to the grange hall was given a limestone parapet that mildly reflected the original building with arched windows with large keystones and engaged fluted columns at the ends and in the center.

Most of the masonry commercial and residential buildings in the nominated district were designed and built by local carpenters and craftsman such as Henry C. Vreeland, who was responsible for his own home at 40 West Main Street and the First Presbyterian Church at 42 East Main Street, which dominated the east end of East Main Street with its twin steeples. The other dominant building was the Towsley House hotel, the only documented architect designed building in the nominated district other than the 1924 U.S. Post Office. Alonzo Towsley commissioned a young architect, John Rochester Thomas (1845-1901), generally known as J.R. Thomas, to design a premier hotel for the village. As a youth in Rochester, New York, Thomas studied with Merwin Austin before continuing his architectural studies in Europe. After returning to America in 1868, the Towsley House was one of the first commissions he received and the building clearly exhibited his European training. The French Second Empire style building recalled the new construction taking place in Paris and other major cosmopolitan centers. Shortly after completing the Towsley House, Thomas was hired by the New

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York State to design the prison in Elmira (Chemung County) and the Willard Asylum on Seneca Lake. He also designed a number of buildings at the University of Rochester (Monroe County, New York). In the 1880s he moved to New York City, where he designed several buildings, including a combined armory building in 1893 for the 71st Regiment and Second Battery. He died in 1901 and was buried in Mount Hope Cemetery in Rochester.

Even though the Towsley House was a textbook example of the Second Empire style, with its iconic mansard roof and richly detailed exterior (stone arches, quoins), it shared a common or collective purpose with the rest of the commercial four corners area. It provided additional retail space for the growing number of shops and stores in the village and filled a gap left by the destruction of the Eagle House hotel. After the loss of the mansard roof and a section of the building to fire, the repaired building was closer in scale to the rest of the commercial buildings and retains that position today with its use as a bank and office building. The Towsley House and the rest of the Waterloo commercial buildings are an excellent example of what Richard Longstreth described in his book, *The Buildings of Main Street*:

The individuality of the emporiums, offices, banks, hotels, and theaters that made up these areas was as important as their collective image. The ever-expanding scope and complexity of commercial endeavors resulted in buildings that were increasingly specialized in function. Mass manufacture of building products, including ornament, and the creation of new materials allowed thousands of buildings to attain a distinctive appearance previously reserved for only the costliest edifices. Facades served as advertisements for the businesses within. Small and large buildings alike were often conceived as monuments to the industriousness of the people who commissioned them. The commercial center became a collage, a panoply of competing images embodying the rivalry of the marketplace.³

The collective image in the Waterloo Downtown Historic District is reinforced through the use of common forms, similar materials and a range of architectural details that unite as well as give individuality to the buildings. For roughly 150 years, the buildings represented a range of architectural forms, from two-story masonry two-part commercial blocks to three-story mixed-use buildings and stylish single family homes. A number of these buildings were made of bricks from local clay and had details of locally quarried limestone. On the north side of West Main Street, varied heights and styles are the most disparate, but all maintain similar scale, massing and finish details. On the south side of West Main Street, the cornice heights, windows, ornaments and the storefront configurations and cast-iron columns create a unity that ends at the two-story structures at 17, 19 and 21-23. On the north side of East Main Street, Richard P. Hunt's three massive commercial blocks create the largest continual wall of commercial structures with the end of the street exhibiting some of the finest homes in the village. The south side of East Main Street responded to change with a village hall and post office and Virginia Street contained a small cluster of buildings that extended from

³ Richard W. Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press, 2000), 13.

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the downtown's earliest to most recent times. These grouped blocks each share a similar scale, massing, setback and details, lending an overall feeling of continuity to the nominated district as a whole.

Conclusion:

The Waterloo Downtown Historic District reads as a history of the development of Waterloo. Settled in 1792, Waterloo became a small yet prosperous industrial center by the 1840s as a result of the available hydro power of the Seneca Outlet and its location along early transportation routes such as the Great Seneca Turnpike and the Seneca-Cayuga Canal. By virtue of location, the four corners at the intersection of Main Street and Virginia Street became the epicenter of the downtown. As early as 1819, hotels, taverns, banks, shops, meeting halls and services were concentrated in an area radiating from the four corners, meeting the needs of local residents and the many people passing through on stage coaches and packet boats. Increasing demands from turnpike and canal traffic pushed expansion of the downtown aided by the appetites of the prosperous industrialists of Waterloo. The captains of industry built houses along Main Street, but by the mid twentieth century, many of these residences were converted to offices and apartments. The Mansion House on West Main Street became the Waterloo Memorial Hospital in 1920.

As with many villages throughout the nation, the 1920s and 30s represented a fluctuation in Waterloo's population related to general prosperity. The 1940s reversed the trend as the Finger Lakes region became the site of significant World War II mobilization efforts that included the Seneca Ordnance Depot and the Seneca Naval Training Station on nearby Seneca Lake. Some 6,000 men were employed in the construction of the depot, many of whom lived in Waterloo. This carried the village well into the first two post-war decades and was reflected in the nominated district with major renovations at 5 East, 16-18 East and 6 West Main Street, as well as the important restoration and repurposing of 35 East Main Street into the National Memorial Day Museum in 1965. The 1970s saw a general and steady decline in the downtown and in 2010, the community was shocked when the historic Mansion House was lost to new construction. The village is now reexamining how the example set by the National Memorial Day Museum can inspire other with the preservation, renovation and reuse of the extant historic fabric of the village and be part of Waterloo's downtown revitalization. At present, the downtown retains much of the village's intact historic resources and recognition for the Waterloo Downtown Historic District is the first step in promoting general reinvestment by the village and individual property owners, echoing the work of the first investors that created the Waterloo Downtown Historic District.

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9. Major Bibliographical References

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

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- Village of Waterloo Downtown Needs Assessment*. Thoma Development Consultants. October 2012.
- Welch, Edgar. *Grips Historical Souvenir of Waterloo*. Syracuse, NY: n.p., 1903.

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: In Site: Architecture LLP

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ±12.45 acres
(Do not include previously listed resource acreage.)

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UTM References

(Place additional UTM references on a continuation sheet.) **See attached map and continuation sheet.**

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	18N	_____	_____
	Zone	Easting	Northing		Zone	Easting	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 of the nominated district reflects the early growth and continued development of the historic area of the four corners of Waterloo and encompasses the most intact/contiguous grouping of resources that best represent this as defined by the period of significance. Resources beyond the boundary are either discontiguous or lack sufficient integrity, feeling and/or association with the contributing resources in the nominated district.

11. Form Prepared By

name/title Nicole Martin, Architect (edited by Virginia L. Bartos, Ph.D., NYS OPRHP)
organization InSite: Architecture LLP date 8 December 2016
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e-mail Nicole@insitearchitecture.com

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 2000x3000 pixels at 300 ppi (pixels per inch) or larger. For districts, key all photographs to the sketch map.

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Name of Property: Waterloo Commercial Historic District

City or Vicinity: Waterloo

County: Seneca State: New York

Photographer: Virginia L. Bartos

Date Photographed: 19 May 2016

Description of Photograph(s) and number:

- 0001 of 0020: View looking west toward intersection of Main and Virginia Streets.
- 0002 of 0020: Commercial buildings on northwest side of West Main Street, looking northwest.
- 0003 of 0020: Northeast corner of East Main and Virginia Streets, looking northeast.
- 0004 of 0020: Southwest corner of West Main and Virginia Streets, looking southwest.
- 0005 of 0020: West side of Virginia Street, looking northwest from 27 Virginia St.
- 0006 of 0020: East side of Virginia Street (16 through 30 Virginia St.), looking northeast.
- 0007 of 0020: North elevation of 37 Virginia Street.
- 0008 of 0020: 18 through 14 West Main Street, looking north.
- 0009 of 0020: Detail view of 18 West Main Street.
- 0010 of 0020: 24 & 26 West Main Street, view looking north.
- 0011 of 0020: View looking northwest from 36 West Main Street.
- 0012 of 0020: Detail view of southside of West Main Street looking east from #11.
- 0013 of 0020: Detail view of door, 7 West Main Street.
- 0014 of 0020: Towsley House, view looking northwest.
- 0015 of 0020: Odd Fellows Building, view looking northwest.
- 0016 of 0020: U.S. Post Office, 2 East Main Street, view looking south.
- 0017 of 0020: 14 through 22 East Main Street, view looking south.
- 0018 of 0020: 33, 35, 37 East Main Street, looking north. 35 is Burton House/Memorial Day Museum.
- 0019 of 0020: South side of East Main Street, looking southwest from #40.
- 0020 of 0020: First Presbyterian Church and Manse (#40), looking south.

Property Owner:

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

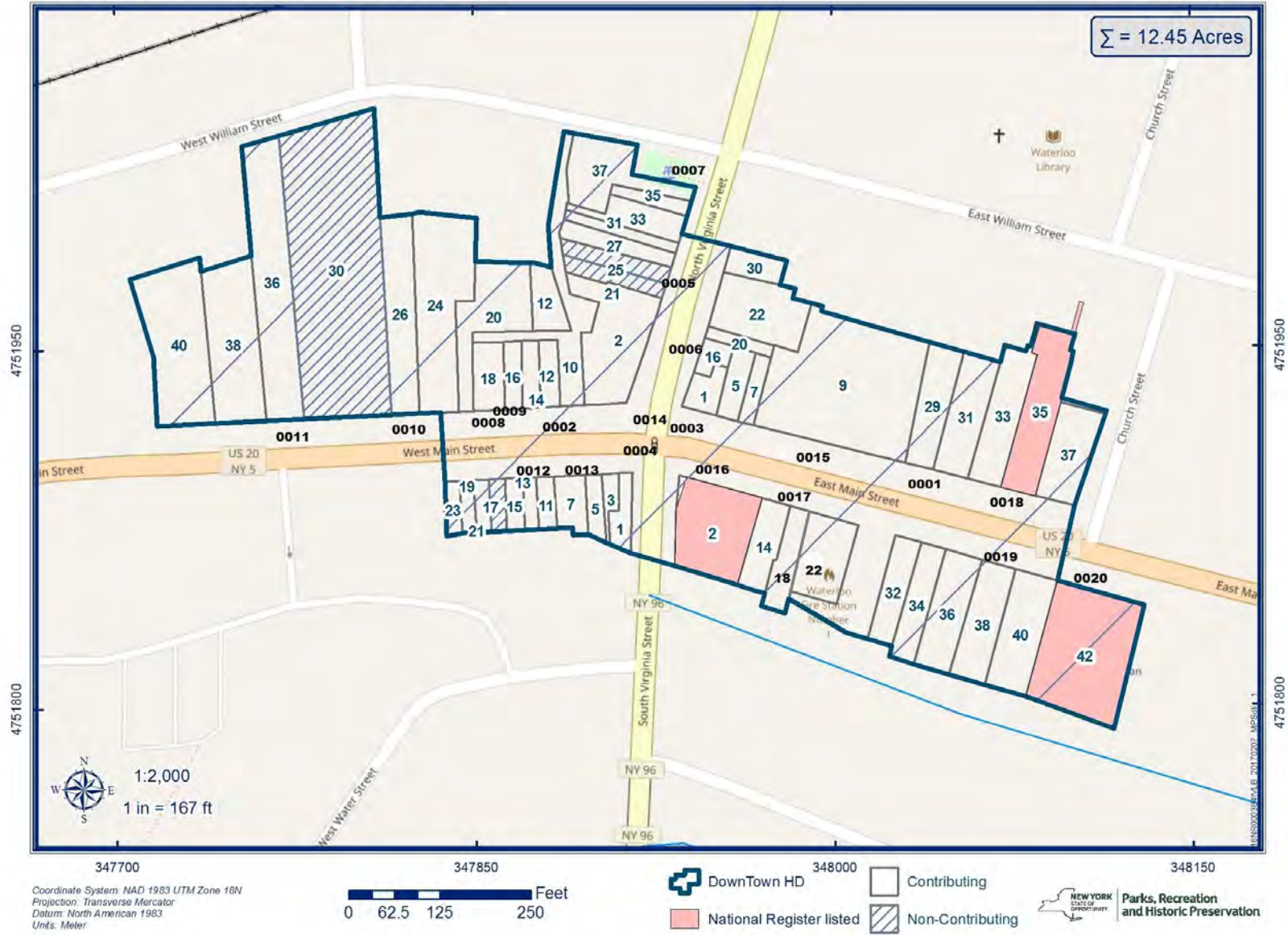
name N/A
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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.

Waterloo Downtown Historic District

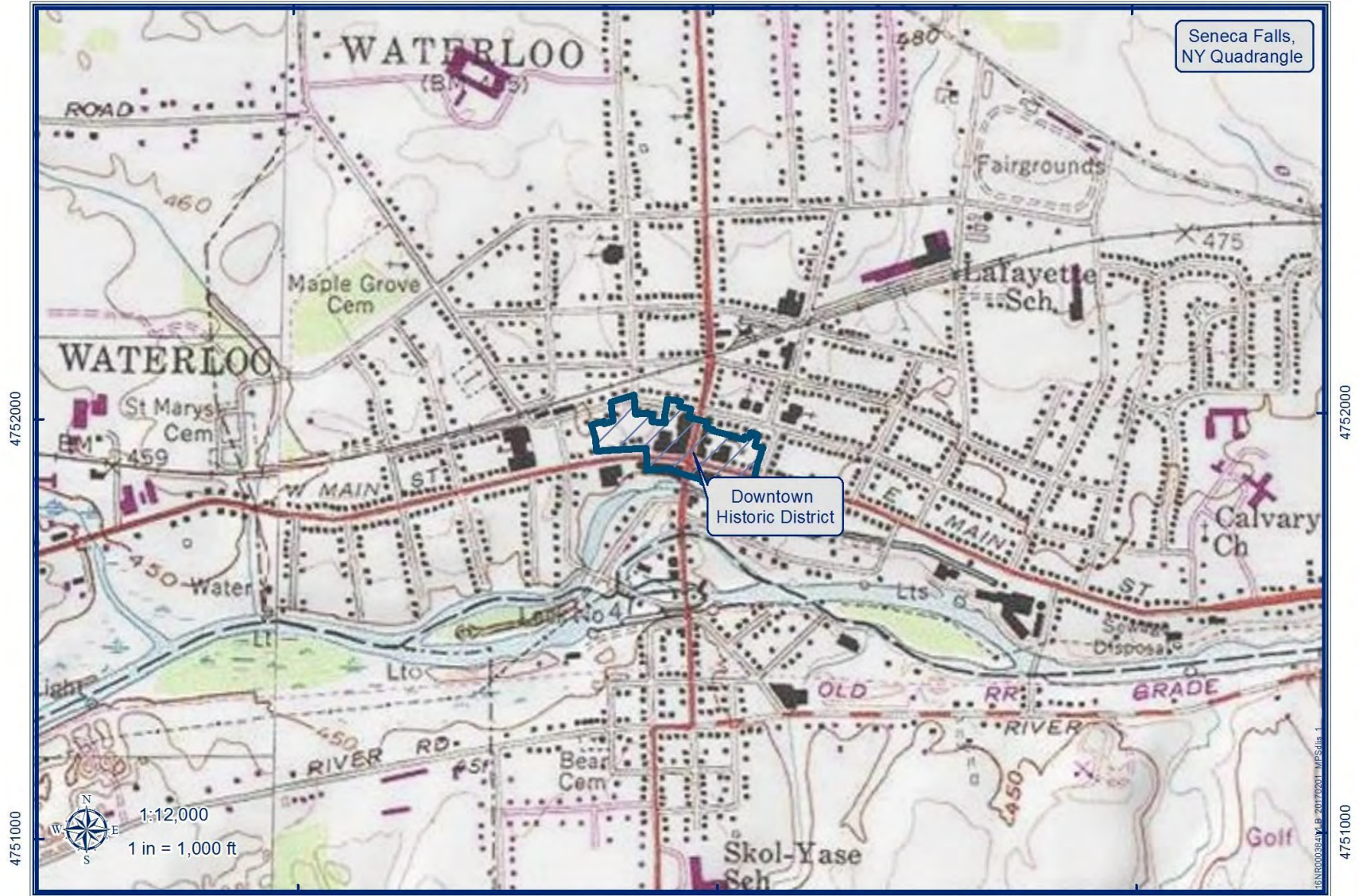
Village of Waterloo,
 Seneca County, NY



Waterloo Downtown Historic District Photo Key

Waterloo Downtown Historic District

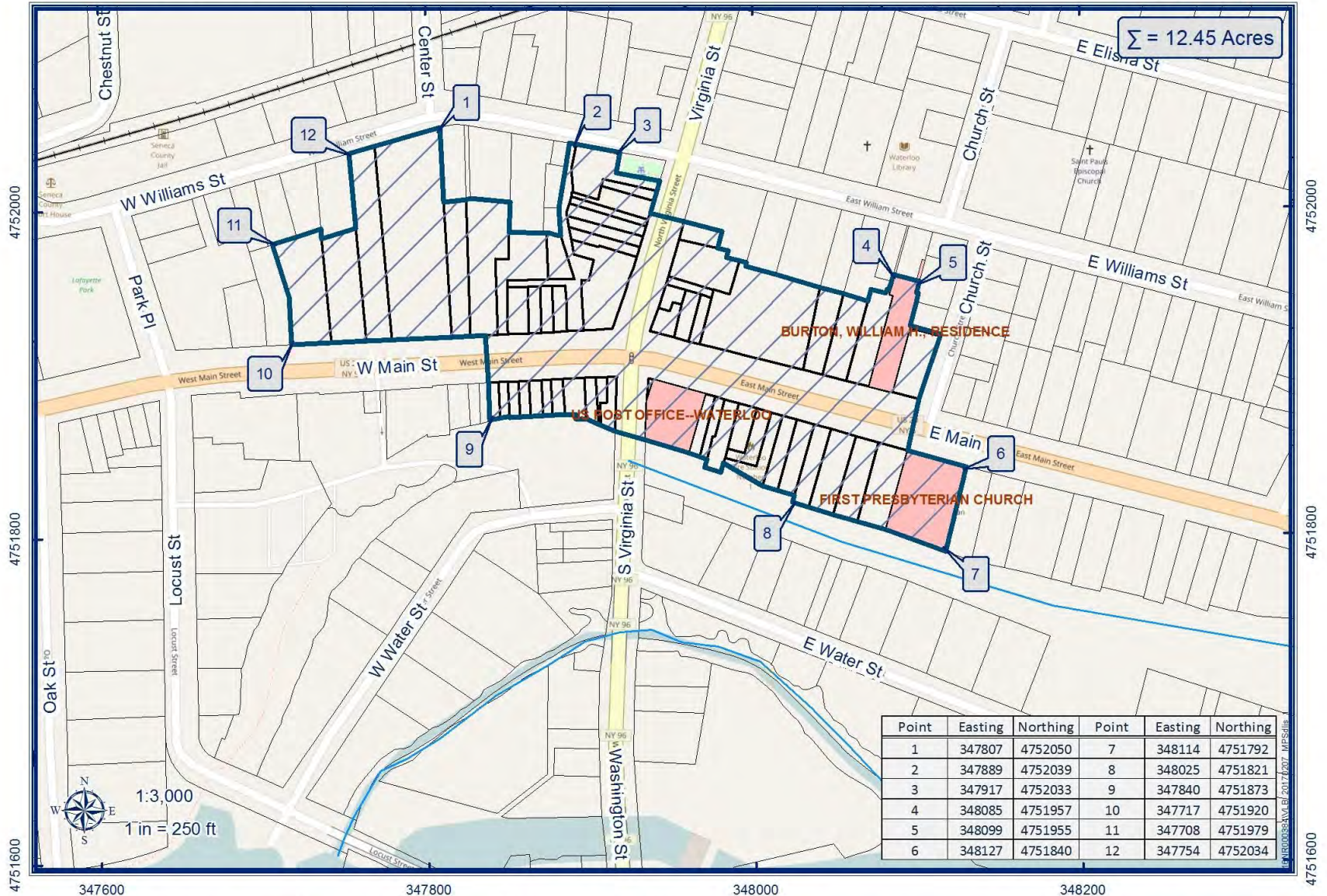
Village of Waterloo,
Seneca County, NY



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

Waterloo Downtown Historic District

Village of Waterloo,
 Seneca County, NY



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



DownTown HD National Register listed



Parks, Recreation and Historic Preservation

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Waterloo Downtown Historic District

Name of Property

Seneca County, New York

County and State

N/A

Name of multiple listing (if applicable)

Section number 10 Page 1

1.	18N	347807E	4752050N
2.	18N	347889E	4752039N
3.	18N	347917E	4752033N
4.	18N	348085E	4751957N
5.	18N	348099E	4751955N
6.	18N	348127E	4751840N
7.	18N	348114E	4751792N
8.	18N	348025E	4751821N
9.	18N	347840E	4751873N
10.	18N	347717E	4751920N
11.	18N	347708E	4751979N
12.	18N	347754E	4752034N



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14



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WEST 20 WEST 5

WEST 20
5

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THRIFT SHOP
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AUSTIN
PHYSICAL THERAPY
UNITED WAY
LEO & DAVE BARBER
WATERLOO EYECARE
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LOTTO

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/3/2017 Date of Pending List: Date of 16th Day: Date of 45th Day: 4/17/2017 Date of Weekly List: 4/28/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 4/17/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

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

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



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

October 7, 2016

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

Re: Waterloo Commercial Historic District
Waterloo, NY 13165
Seneca County

Dear Mr. Delahaye:

We are pleased to inform you that property, noted above, is included in an historic district that will be considered by the New York State Board for Historic Preservation at its next meeting, December 8, 2016, for nomination to the National and State Registers of Historic Places. These registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, and culture. Listing in the registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

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

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

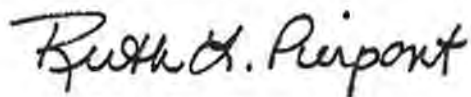
If a property owner wishes to object to the proposed district, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National Register listing. Objections must be submitted before the district is listed.

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

If you wish to comment on whether or not the district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by **December 7, 2016**, in order to be considered by the State Board for Historic Preservation when it reviews this district.

A draft copy of the proposed nomination will be posted on our web site (www.nysparks.com/shpo) approximately thirty days prior to the board meeting. For more information, contact Virginia Bartos, Division for Historic Preservation, Peebles Island State Park, P.O. Box 189, Waterford, New York 12188, (518) 268-2161.

Sincerely,



Ruth L. Pierpont
Deputy Commissioner for Historic

Preservation

Enclosure: Fact Sheet
Criteria for Evaluation



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



17 February 2017

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

Re: National Register Nomination

Dear Ms. Abernathy:

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

George T. Robinson House, Jefferson County
F.N. Burt Company Factory "C," Erie County
Waterloo Downtown Historic District, Seneca 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