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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 MAPLE AVENUE HISTORIC DISTRICT
other names/site number _____

2. Location

street & number 310 to 782 Maple (west side); 351 to 761 Maple (east side)

N/A
N/A

 not for publication

city or town Elmira vicinity

state New York code NY county Chemung code 015 zip code 14904

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

Ruth A. Purpant DSHPO 6/21/13
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain: _____)

For Eason H. Beall 8.13.13
Signature of the Keeper Date of Action

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5. Classification

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

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

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

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

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

Contributing	Noncontributing	
121	17	buildings
0	0	sites
0	0	structures
4	0	objects
125	17	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.)

DOMESTIC/residence

DOMESTIC/residence

COMMERCE/TRADE/store

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

Italianate; Second Empire; Queen Anne; Colonial

Revival; Craftsman; Prairie/American Foursquare;

Shingle; early 20th Century Renaissance Revival;

Stick/Eastlake

foundation: Concrete, brick, stone

walls: Brick, wood, vinyl

roof: Asphalt, clay tile, slate

other: stucco

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Narrative Description

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

Narrative Description

OVERVIEW

The Maple Avenue Historic District contains 128 contributing resources located in the City of Elmira, Chemung County, New York, in an area of the city known as Southside, due to its location south of the Chemung River and to the south of the earliest historic core of Elmira. The Maple Avenue Historic District extends from the northern end of Maple Avenue (excluding a non-historic gas station and Brand Park) south to the north side of Race Street. The district is limited to properties facing Maple Avenue since these constitute the most cohesive grouping of historic resources and share a history related to transportation and the development of the south end of the city along Maple Avenue.

The properties contained within the historic district largely developed between the 1860s and 1940, with smaller residential lots carved from earlier large farm tracts and vacant land, spurred by the growing population of Elmira. Originally the historic district was part of the town of Southport, the area south of the Chemung River, which was partially subsumed by the village of Elmira when it expanded in 1853 and again in 1864 as the community enlarged its borders to accommodate the expanding population. Beginning in the mid-nineteenth century, the county saw rapid growth at first related to the Civil War, as the population grew from about 7,000 residents in 1860 to more than 12,000 in 1865, with most of these residents in Elmira. The subsequent transformation of the Southside area was further aided by the creation of the Maple Avenue Railroad streetcar line, first established as a horse car line in 1887-88 and later electrified 1890. The resulting development of Maple Avenue was primarily as a residential district and it retains many excellent examples of mid to late nineteenth century and early twentieth century domestic architecture in a variety of fashionable styles including Italianate, Second Empire, Queen Anne, Colonial Revival, Craftsman and Prairie and their vernacular interpretations. Especially significant are a number of high style late nineteenth century residences at the northeast end of the district, including the Queen Anne style J. H. Harris House (1892), designed by local architects Pierce and Bickford.

In its earliest history, the Maple Avenue Historic District became a suburban retreat for some of Elmira's most prominent business and political leaders. Pioneer settler John Sly was the first to erect his house on what would become Maple Avenue, building his large Greek Revival style house on the parcel at the northwest end, south of the river in 1795. After his death, the large farm tract was parceled amongst his relatives in the 1850s, initiating a period of land subdivision that would span more than half a century. By the 1870s and 1880s, Maple

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Avenue was distant enough to provide fresh air and a park-like natural landscape with a short commute to the downtown business areas. This attracted the prominent business and civic leaders, including the Brand, Eustace, Robinson and Clark families, to build large residences on the street. As some of the city's wealthiest civic leaders, they could afford the high cost of maintaining a large property and travel to and from the city center.

By the late nineteenth century and early twentieth century, Maple Avenue began to transition from a street affordable to only the upper economic class to a more middle-class and upper-middle class neighborhood, due largely to the efforts of Colonel David C. Robinson, who owned a major portion of the avenue, made improvements to it, and built the Maple Avenue Railroad in the 1880s. This made the Maple Avenue area of Elmira more affordable and accessible to the newly developing middle class. Robinson also played a large role in shaping the type, size and cost of houses on Maple Avenue through the use of deed restrictions, which directed the growth and ownership of the expanding residential neighborhood. These factors all contributed to the evolution of Maple Avenue into one of Southside's most intact collections of late nineteenth and early twentieth century residential architecture.

RESOURCES

The contributing resources in the Maple Avenue Historic District are composed of 80 primary buildings in the form of freestanding single or multi-residential houses and some houses that have been converted for commercial uses. There are 44 secondary properties in the district, consisting largely of automobile garages, former barns and carriage houses, some of the latter having been converted to garages. The nominated district also contains four contributing objects, which consist of historic stone hitching posts and carriage mounting blocks, reflecting the earliest transportation mode used along Maple Avenue. The contributing buildings retain historic features including form and massing, siding materials, and details such as moldings, trim, carved elements and stained glass windows. Those properties determined to be non-contributing to the district are typically of more recent construction, built well after the period of significance. One property consists of a vacant lot and an early twentieth century garage, which is considered non-contributing due to the recent loss of its primary building.

PERIOD OF SIGNIFICANCE

The period of significance for the Maple Avenue Historic District encompasses the era when the vast majority of architectural development occurred, between ca. 1869 and 1940. Prior to this, settlement on Maple Avenue was sparse and consisted largely of rural farmland, much of it belonging to early pioneer settler John Sly and his family. Much of the area in the nominated district was outside of the City of Elmira until the city expanded in

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1853 and again in 1864. The period of significance begins with the construction of the earliest extant houses in the historic district, the Samuel W. Clark House at 352 Maple Avenue and the neighboring James H. Clark House at 354 Maple Avenue, which are believed to be constructed as early as 1869. While the Maple Avenue Historic District contains good examples of houses from the 1870s and 1880s, it is between ca. 1890 and ca. 1920 that the bulk of the building stock was constructed. The establishment of the Maple Avenue Street Railway line down Maple Avenue in 1887 opened up the area to new growth and settlement, linking it to the urban and commercial areas along Water Street in downtown Elmira. The period of significance ends with the closing and removal of the Elmira streetcar lines in 1939-40 and the arrival of the new post-World War II residential automobile suburb of limited architectural types.

STREETS

The Maple Avenue Historic District includes the portion of Maple Avenue from between Catherine Street on the north and Race Street at the south. Maple Avenue is roughly a north-south axis through this area of Elmira and is intersected by several side streets that run roughly west to east. The blocks along the east side of Maple Avenue are larger than the blocks of the west side of the street, as more side streets are located to the west. This current street pattern reflects the pattern of development outlined in the explanation of the period of significance.

Lot sizes are generally rectangular in shape and approximately the same size, with the narrow end fronting the street and a depth that varies slightly. This street configuration was partially the result of large parcels held by long-established property owners on the east side of Maple Avenue, land tenure that dated back to the early 1800s in many cases. The west side of the street was divided into smaller lots by the late nineteenth century with more side streets, allowing for this pattern of development to emerge. The east side of Maple Avenue eventually became parceled and sold off for additional development, resulting in the lot sizes on both sides of Maple Avenue being relatively the same size and shape. Some of the older houses at the northeast end of the street still retain relatively large parcels, reflecting the character of a late nineteenth century suburb.

Maple Avenue is still a primary thoroughfare through this area of Elmira as a two lane road approximately 37 feet wide. In late 2012, small traffic circles were installed at four-way intersections along the street as "traffic calming" features. These small circles had a minimal impact on the width and configuration of the street and did little to alter the historic feel of this gracious avenue. Side streets tend to be approximately 30 feet in width. Paving generally consists of modern asphalt with square profile grey-colored granite curbing along Maple Avenue, while many of the side streets feature a low historic stone curbing or no visible curbing.

LANDSCAPE FEATURES

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The Maple Avenue Historic District is typical of a streetcar suburb from the turn-of-the-twentieth century with houses set back on grassy lots and front yards, sidewalks, trees near the streets, and occasional residential fencing. Sidewalks are typically concrete, although some portions feature historic dark grey slate sections, indicative of the early paving method used. Front walks leading to entry porches and front doors are generally either poured concrete or concrete slabs.

Development in the Maple Avenue Historic District pre-dated the prevalence of the automobile, resulting in the fact that many houses lack driveways and garages. In some instances, these features were added later, utilizing existing side yards. Some of the older, larger houses built for wealthier residents featured carriage houses or barns. These extant secondary buildings are more common at the northern end of Maple Avenue, which developed in the mid to late 1800s. The contributing carriage house at 452 Maple Avenue (ca. 1894) is an excellent example of this type of property development. The carriage house retains a two-over-two wood double-hung window and a door to an upper level hay loft above the main entrance door. The horse and carriage was quickly replaced on Maple Avenue during the late 1800s and early 1900s by the streetcar line, which provided easy and affordable transportation. At the southern end of the historic district, development occurred largely after the turn-of-the-century and into the 1920s, when automobile ownership began to increase. Many of these properties, therefore, contain historic garages that appear to date to the construction of the associated house.

SECONDARY STRUCTURES –Outbuildings (Barns, Carriage Houses, Garages)

Secondary buildings in the Maple Avenue Historic District consist of former carriage houses and small barns and automobile garages. Typically built toward the rear of a property (behind the main house), the style, materials and scale of these secondary buildings generally conform to that of the main house. Carriage houses and barns range in size, depending on the dimensions of the lot and the corresponding wealth of the owner, but are generally one or two stories in height. Typically, those found in this district are of wood frame construction and common features include a large ground-level entry door and a smaller door for a hay loft above. Some examples may feature a door to one side of the large barn door and in some examples a window is present. As many automobile garages were constructed after the original house, especially in the northern areas along Maple Avenue, these vary in form and materials but are typically one-story in height with one or two automobile bays. In a few instances, a common garage is shared equally by two neighboring properties, with each owner having access to one bay. Typically garages were of smaller size and scale compared to the earlier carriage houses and barns.

NON-CONTRIBUTING ELEMENTS AND INTEGRITY ASSESSMENT

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There are relatively few non-contributing resources located in the Maple Avenue Historic District, as the district retains a high level of architectural, urban and landscape integrity. Individual buildings generally reflect a good level of integrity to their original architectural appearance. The majority of the resources in the Maple Avenue Historic District contribute to the character, feeling and association of the district. The resources that have been determined as non-contributing are either significantly altered or were primarily constructed after the period of significance, reflecting a different character and aesthetic. In spite of the addition of vinyl or aluminum siding to several buildings, the buildings generally retain integrity, as modern siding often conceals original historic wood clapboard or shingles and can be removed to reveal the historic material. Non-contributing resources compose a small proportion of buildings in the Maple Avenue Historic District, which fails to detract from the overall integrity of the district. The Maple Avenue Historic District retains a high level of integrity, especially in terms of feeling and association, and its tradition as a residential area and transportation corridor, reflecting its history as an early streetcar suburb in the city of Elmira.

PREVIOUSLY LISTED RESOURCES

The Maple Avenue Historic District contains three National Register listed properties that reflect the early development of the street. The listed properties are associated with some of Elmira's wealthiest and most prominent leaders during the late nineteenth and early twentieth centuries. Built in 1871, the John Brand Sr. House at 405 Maple Avenue (listed in 2010) is an excellent example of an Italianate style residence and contains two contributing buildings (house, carriage house) and one contributing object (fountain). The John Brand Jr. House at 351-353 Maple Avenue (NR listed 2010) was designed in the 1890s by architects Otis Dockstader and John Considine and contains one contributing primary building (house). The Second Empire style house at 401 Maple Avenue was designed and built in 1886 for politician Alexander Eustace (NR listed 2012), and the property contains one contributing primary building (house). While these houses are individually significant, they also contribute to the overall historical and physical character of this area of Elmira and support the story of the development of Maple Avenue from a retreat for prominent Elmira citizens to a highly desired middle-class residential street.

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BUILDING LIST—MAPLE AVENUE EAST SIDE

351-353 Maple Avenue, ca. 1890, two contributing buildings NR listed 2010

The John Brand Jr. House (aka Parkside Apartments) Architect: Otis Dockstader and John Considine

3-story building with Queen Anne styling, approximately rectangular, 4 bays wide, central entry; hipped roof with cross gambrels, chimney near ridge; engaged octagonal towers at left and right insets have conical roofs; low gabled porch with paired columns projects from left facade, arcade stacked above; generally 1/1 sash, Palladian unit at facade's upper gambrel; rusticated stone walls at 1st story, shingles above.

361 Maple Avenue, 1892, two contributing buildings

The Justus H. Harris House

Built for Justus H. Harris; Residence of Mayor Daniel Sheehan (1904-1935) Architect: Pierce & Bickford

3-story converted residence with Queen Anne styling, approximately rectangular with integrated circular tower at left façade, entry at right façade; complex roof is hipped, with lower gables extending over 2-story bays bilaterally and at right façade, bilateral chimneys, clad in slates with iron cresting, conical roof at tower; broad porch with ionic columns on piers and spindled rail wraps from left elevation, spans facade, and continues right to create porte cochère; generally 1/1 sash; walls are stucco at 1st story, wood shingles above with patterns and applied ornamentation; contributing secondary building (carriage house was moved from 319 Catherine St).

401 Maple Avenue, 1886, contributing NR listed 2012

The Alexander Eustace House

3-story building with Second Empire styling, compound rectangular form, 2 bays wide at façade with projecting pavilion at 1st bay; mansard roof with brackets at eaves; porch with flat roof, classical columns on brick piers, spindled rail extends from left inset, across façade, and wraps right, sheltering 2 entrances; mixed sash with tripartite unit to right of main entry and decorative framing of 3rd story windows; wooden clapboard sheathing.

405 Maple Avenue, 1871, two contributing buildings and one contributing object NR Listed 2010

The John Brand Sr. House

2 ½-story residence with Italianate styling, cruciform, 3 bays wide with entry in vestibule at 3rd bay; shallow hipped roof has broad eaves with paired, scrolled brackets; stacked porches with capitals on posts (chamfered at 1st story), dentils at flat-arched frieze, spindled rails nearly span façade; pent portico with similar detail at right inset shelters 2nd entry; mixed sash include 1/1 with curved hood molding, half-hex bay at right elevation's 1st story, ribbons of divided sash at rear porches; brick; detached garage with flat roof, paired multi-light doors. Contains contributing secondary building (two-bay garage) and contributing object (concrete fountain basin).

451 Maple Avenue, late twentieth century, noncontributing due to age

Non-contributing primary property consisting of a modern garage with hipped roof, facing Caldwell Avenue. Lot once contained large stone house, destroyed by fire in 1993.

453 Maple Avenue, ca. 1910, two contributing buildings

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Residence of Stephen B. Kistler

2 ½-story residence with Craftsman styling, rectangular, 3 bays wide, center entry with sidelights; hipped roof with side-to-side ridge, deep eaves with paired, scrolled brackets, hipped dormers centered at façade and bilaterally; hipped porch with arched spandrels, closed rail spans façade; mixed sash with cant bays at 1st story facade; stucco; contains contributing secondary building (garage).

455 Maple Avenue, ca. 1891, two contributing buildings Residence of Jacob B. Coykendall (1892)

2 ½-story residence with Shingle styling, irregular form, main body 3 bays wide, integral tower with conical roof at left front corner; complex roof is clad in slate and includes dominant closed gable with ribbon sash beneath visor at façade, left wall chimney, half-hex roof above left arm; hipped porch has gable with ornate tympanum aligned with entry, clustered columns on pedestals with spindled balustrade; small pent porch shelters 2nd entry at left inset; recessed porch with spindled rail is present at right upper facade; mixed sash, some divided; shingles; contains contributing secondary building (garage).

457 Maple Avenue, ca. 1891, two contributing buildings Residence of Edward J. Metzger (1892) Built for: Colonel David C. Robinson

2 ½-story residence with Queen Anne styling, irregular form, main body 2 bays wide, entry in 2nd bay; complex roof is hipped with half-hex at left front corner, gable at left continues forward to form pent porch over 2nd entry, left wall chimney, projecting gabled bay at right façade is enclosed at 2nd story and supported by posts at 1st story to form recessed porch; mixed sash, with broad cant bay at left facade (formed in part by cant left corner); walls clad in wooden siding at 1st story, wooden shingles at gables, patterned shingles at 2nd story, louvered panels with stick work at 3rd story; contains contributing secondary building (garage).

459 Maple Avenue, ca. 1893, two contributing buildings The Mrs. R.C. Wells House

2 ½-story residence with Shingle styling, rectangular with irregular massing, 3 bays wide with entry in 1st bay; complex roof has dominant asymmetrical gable at façade, lower gables centered bilaterally, with roof of integrated half-hex tower merging with center ridge; hipped porch with columns on slanted rail spans facade and has shingled gable aligned with entry; recessed porch is stacked at left front corner; porch is also contained in 3rd story of right tower; mixed replacement sash, with triangular cant bay with hood centered at gable; replacement siding; contains contributing detached garage, shared with 461 Maple.

461 Maple Avenue, 1910, two contributing buildings. Residence of Margaret Daly

2 ½-story residence with Prairie styling, rectangular, 3 bays wide with center entry; roof is hipped with hipped dormer containing cottage sash centered at façade and rear; hipped porch nearly spans façade, has heavy stucco posts, paneled rail, brick piers; lower gabled block at rear; sash generally 1/1, cant bay at left elevation; siding; contains contributing detached garage, shared with 459 Maple.

463 Maple Avenue, 1875, contributing residence and noncontributing garage. The Mrs. Emily Locke House (1876)

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Home of Col. David C. Robinson (1887-1897)

2 ½-story residence with Queen Anne styling, approximately rectangular, with lower flat block at rear; main body is 3 bays wide, has hipped roof with lower gables, has paired wooden doors with upper glazing and transom contained in a slightly projecting central bay; central bay includes, at 1st story, slightly pent roof supported by fluted, Corinthian columns on pedestals at the entry, and at the 2nd story, paired sash with ornate visor trimmed with scalloped molding and pendants; right elevation has a 1-story block with flat roof near the front corner, central half-hex bay; left elevation has half-hex bay at rear corner of main body; sash is generally 1/1, in pairs at facade; gable ends are closed, with arched window in front gable; walls clad in replacement siding; contains non-contributing secondary building (garage) due to age.

465 Maple Avenue, 1910, contributing.

Residence of Burton E. Martin (*first Martin residence on street*)

2 ½-story residence with Prairie styling, main body is rectangular, 3 bays wide, with central entry flanked by pilasters; engaged 2.5-story tower is present at right front corner, 2-story tower at left front corner; roof is hipped, with polygonal roof towers and hipped roof dormers bilaterally; hipped porch begins at left facade and wraps to right tower, has posts on stucco piers, closely spaced stick rail; generally 1/1 sash, blank 2nd bay at facade's 2nd story; replacement siding.

551 Maple Avenue, ca. 1915, two contributing buildings

Residence of John C. Williamson

2 ½-story residence with Prairie styling, rectangular, 2 bays wide with entry in 2nd bay; hipped roof has open eaves with exposed rafter tails, hipped dormers with ribbon sash centered at each elevation, central brick chimney; low hipped porches with massive brick piers are located at 2nd bay of façade and central left elevation; generally 1/1 sash, with tripartite unit left of main entry; belts define water table (soldier bricks) and division of stories (rowlock); walls are yellow brick laid in Flemish bond; garage with flat roof and sliding doors with square sash is attached at rear.

553 Maple Avenue, 1913, two contributing buildings.

The Murray Impson House

Builder: Horace Blackmer

2 ½-story residence with Prairie styling, rectangular, 3 bays wide with entry right of center; hipped roof rises to a flat surface, has hipped dormers with ribbon sash centered front and rear; low hipped porch with deep cornice, heavy brick piers and stick rail spans façade; generally mixed sash, with elongated cant bay (4 panels) in 1st bay of facade's 1st story and small rectangular sash in upper 2nd bay; walls are yellow brick at 1st story, wood shingle at 2nd story; contains contributing detached garage, shared with house at 555 Maple.

555 Maple Avenue, 1910, contributing.

Residence of Frank S. Hunter

Builder: Horace B. and LeVantia S. Blackmer

2 ½-story residence with Prairie styling, rectangular, 2 bays wide with entry in 2nd bay; hipped roof has hipped dormers centered at façade and bilaterally, with lower hip projecting slightly at right rear; low hipped porch with posts on closed rail spans façade; generally 1/1 sash, with oriels bilaterally; stucco wall finish.

557 Maple Avenue, 1916, contributing.

Residence of Burton E. Martin (*second Martin residence on street*)

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2-story residence with Prairie styling, rectangular, 2 bays wide with entry in 2nd bay, integrated polygonal tower at right front corner; roof is hipped, with hipped dormer centered at left façade and lower projecting hip at rear; low hipped porch spans façade, has posts on brick piers and slat rail; low hipped block at right rear inset; sash generally 1/1, squared oriel at left 2nd story over 2nd entry; walls clad in wooden shingles.

**559 Maple Avenue, ca. 1925, two contributing buildings.
Built by Josephine and Burton E. Martin**

2-story residence with modest Craftsman styling, rectangular, 3 bays wide with entry in 3rd bay; roof has clipped side gables at front portion, with intersecting clipped gable over rear portion of house; roof has exposed rafter tails; prominent arched hood moldings are present above bays 1 (balcony with slat rail) and 3 (arched, batten door with upper multi-light glazing) with tripartite (6/1) window between; upper sash are 8/1, with 2nd entry beneath gabled portico at left elevation; wood siding; contains contributing secondary building (garage).

561 Maple Avenue, 1997, noncontributing due to age.

Rectangular 2-story apartment building with Colonial Revival styling; 5 bays wide with central entry, sidelights, gabled portico, fan detail above door, simple columns; roof has side gables.

**567 Maple Avenue, 1916, two contributing buildings
Residence of Walter B. and Grace Snyder**

2 ½-story residence with Prairie styling, rectangular, 3 bays wide with entry and sidelights at right façade; hipped roof has hipped dormers with sash centered at façade and bilaterally, hipped bay projecting at right rear, left wall chimney; porch with flat roof, tapered posts on closed rail spans façade; mixed sash; stucco; contains contributing secondary building (converted barn).

569 Maple Avenue, vacant lot.

**579 Maple Avenue, 1911, two contributing buildings.
Residence of Mr. and Mrs. Frisbie**

2-story residence with Renaissance Revival styling, rectangular, 3 bays wide; hipped roof extends over façade's middle bay, has right wall chimney, asphaltic tiles are clay color; façade's 2nd bay projects forward, with central masonry panel with ribbon sash at 2nd story enclosed porch, and recessed entry flanked by heavy Ionic columns at 1st story; fenestration at facade includes paired 12-light sash at 2nd story, paired 9/1 sash at 1st story; other sash are mixed, with consistent use of cast sills and flat arch brick lintels with keystones; walls are brick, laid in Flemish bond, with parged water table, cast belt at level of 2nd story windowsills; lower hipped sunporch extends at rear; contains contributing detached garage with ribbon sash, similar brick and roof detail.

583 Maple Avenue, 1920, contributing.

2 ½-story American Foursquare residence, rectangular, 3 bays wide, entry in 2nd bay; hipped roof has hipped dormers with ribbon sash at façade and sides, low hip projecting at right rear, brick chimneys at left elevation and right dormer; porch with low hipped roof, posts on masonry piers, closed rail spans facade; 1/1 sash, ribbon of small sash in upper 2nd bay, squared and cant bays at right elevation; vinyl siding.

**601 Maple Avenue, 1913, two contributing buildings.
Residence of Frederick and May Ellett
Built by Robert Grimes**

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2 ½-story American Foursquare residence with Craftsman details, rectangular, 2 bays wide with entry and divided sidelights in 2nd bay; hipped roof has elongated rear section, hipped dormers centered at façade and bilaterally, left wall chimney, exposed rafter tails; low hipped porch with heavy posts on closed rail spans facade; mixed sash, divided upper panes at facade, tripartite window left of entry, square sash flanking chimney, cant bay at left elevation, squared bay at right elevation; walls are stucco; contains contributing secondary building (2-bay garage with hipped roof and hipped dormer).

605 Maple Avenue, ca. 1920, two contributing buildings.

2 ½-story vernacular style building, rectangular, 3 bays wide, bays 1 and 3 contain stacked entries (sidelights at 1st story), bay 2 contains stacked tripartite sash; roof has clipped front gable with partial returns, lower wall dormers (2 at left elevation, 1 centered at right elevation), left wall chimney at forward left gable; full-width, recessed porches are stacked at facade, have posts on piers with paneled rails (posts are larger and piers are masonry at 1st story); generally 1/1 sash at side elevations; siding; contains contributing secondary building (garage).

607 Maple Avenue, 1917, two contributing buildings.

2 ½-story residence with Colonial Revival styling, rectangular, 3 bays wide with entry in 2nd bay; hipped roof has gabled dormer with partial returns and Palladian window centered at façade, hipped dormers bilaterally, right hip at projecting rear bay, left wall chimney; right façade has broad 2-story cant bay; low hipped porch with columns on stone piers and spindled rail spans facade to include left panel of cant bay; small porch with gable shelters 2nd entry at right elevation; sash generally 1/1, with 2 largest sash at 1st story divided into quarters; siding; contains contributing detached garage that fronts Livingston St.

701 Maple Avenue, ca. 1900, two contributing buildings

Vernacular Queen Anne residence with cross-gabled asphalt roof; 2-story cruciform shape façade 2-bays wide, entry in 2nd bay; single-height low hipped porch wraps from left arm, across façade and to right arm, has simple columns on closed rail; double-hung 1/1 sash; vinyl sided exterior; ca. 1920 contributing detached garage—single story with hipped roof.

703 Maple Avenue, 1920, two contributing buildings

2-story Colonial Revival styling with Gambrel roof – Rectangular form, 2 bays wide; roof is side gambrel with pent dormers spanning façade and rear, central brick chimney; 2nd bay has entry sheltered beneath curved portico; mixed sash, with tripartite unit left of entry; siding; small block extends left at left front corner; contributing detached garage, single story with hipped roof, ca. 1930.

705 Maple Avenue, 1920, contributing residence and noncontributing garage

2 ½ story residence, rectangular form with projecting bay at right rear, 2 bays wide with entry at 2nd bay; roof is hipped with hipped dormers centered at façade and bilaterally; low hipped porch with posts on brick piers, slat rail, spans façade; 1/1 sash; ca. 1970 garage is noncontributing due to age.

707 Maple Avenue, 1920, contributing

Prairie inspired 2 ½ story residence, rectangular form with projecting bay at left rear, 2 bays wide with entry at 2nd bay; roof is hipped with hipped dormers centered at façade and bilaterally; low hipped porch with posts on brick piers, slat rail, spans façade; 1/1 sash.

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709 Maple Avenue, 1914, contributing residence and noncontributing garage

2 ½ story Colonial Revival style residence; Rectangular form, 3-bays wide with center entry; hipped roof has hipped dormers with ribbon sash bilaterally and projecting bay at center rear, right wall chimney; low hipped porch with classical columns on closed rail spans façade; 1/1 sash; detached garage, noncontributing due to age (1997).

725 Maple Avenue, 1920 contributing residence and noncontributing garage

2 ½ story Colonial Revival style residence, L-form extends slightly left, main body 2 bays wide with entry in 2nd bay; low hipped roof has hipped dormers at façade, right elevation and left ell, chimney at ridge; low hipped porch with segmental arches spans façade; mixed sash, squared bays at both side elevations; replacement siding; detached garage-- noncontributing due to age (1994).

727 Maple Avenue, 1900, two contributing buildings

2 ½ story Colonial Revival building with recessed entrance; main block is square, 3 bays wide with entry at archway at right façade; pyramidal roof has hipped dormer with paired sash at façade and rear; left wall chimney; lower addition at rear is L-form, extends back at right rear; mixed sash, including 5-part bow window left of entry; replacement siding; detached contributing garage ca. 1930, single story with hipped roof.

729 Maple Avenue, 1900, two contributing buildings

2 story vernacular style residence--main block is 2 bays wide with center entry beneath gabled portico. 1-story, L-form addition at rear; roof has front gable with lower gables centered bilaterally; low hipped porch at façade is enclosed at right; mixed sash, with cant bay at right elevation's 1st story; 2-story hipped extension at rear; siding; detached single story contributing garage.

731 Maple Avenue, 1900, noncontributing due to extensive remodeling (mid to late twentieth century)

2 story American Foursquare with enclosed single story front entrance porch, cross gabled asphalt roof with side and front dormers; replacement windows and siding, converted to apartments.

733 Maple Avenue, 1900, contributing

2 ½ story Prairie inspired residence, rectangular form, 2 bays wide with entry in 1st bay; hipped roof has front-to-back ridge, hipped dormers with sash centered at all elevations; low hipped porch has arched frieze, boxed posts, closed rail; mixed sash; shingle siding.

735 Maple Avenue, 1912, contributing residence and noncontributing garage

2 ½ story Prairie inspired residence, square form, 3-bays wide with entry in 2nd bay; pyramidal roof has hipped dormers with ribbon sash centered at all elevations, chimney at apex; low hipped porch with posts on brick piers, closed rail spans porch; mixed sash; siding; detached garage, noncontributing due to age (1950).

737 Maple Avenue, 1992, noncontributing due to age

Single story Ranch-style residence with center entrance, low front-gabled roof.

739 Maple Avenue, 1917 & 1920, two contributing residences on property

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Residence close to Maple Avenue, constructed 1917—1 ½ story Craftsman style building, , Irregular form, - bays wide; low hipped roof has front-to-back ridge, deep eaves, hipped dormers with ribbon sash centered at façade and bilaterally, right wall chimney; recessed porch at left front corner contains entry; sun porch with multi-light sash, pilasters, closed rail spans remainder of façade; pent portico at left elevation above 2nd entry; mixed sash; shingle siding, with contrast at upper levels; extensive wooden ramp and exterior rear stairs.

Residence at rear of property, constructed 1920—2 story, Prairie inspired building, Rectangular, 1 bay wide with hipped roof, left wall chimney; hipped block with tripartite sash and dormer with paired sash spans façade; mixed sash; replacement siding.

751 Maple Avenue, 1960, noncontributing due to age

Single story brick commercial with flat roof on front of building and gabled roof on rear section. Paved parking area in front of building and to the south.

753 Maple Avenue, 1974, noncontributing due to age

Single story brick commercial building with cross gabled roof and center entrance under full façade porch.

755 Maple Avenue, 1939, noncontributing garage.

Vacant lot with early twentieth century wood frame garage. Noncontributing due to loss of primary building.

757 Maple Avenue, 1910, two contributing buildings

2 ½ story vernacular side by side duplex, hipped roof with center dormers, rectangular form, 4 bays wide with 2 entries, each with a single story porch; hipped roof has front-to-back ridge with hipped dormers and sash centered at façade and bilaterally; small gabled porches are present at each half of façade; 1/1 sash, with 2 pairs at 2nd story; wood siding; detached 2 bay garage with hipped roof (contributing).

759 Maple Avenue, 1920, contributing residence and noncontributing garage

2 story Colonial Revival style residence with enclosed side porch, Rectangular, 4 bays wide with entries in bays 1, 4; hipped roof has front-to-back ridge with hipped dormers and sash centered at façade and bilaterally; small gabled porches are present at each half of façade; 1/1 sash, with 2 pairs at 2nd story; wood siding; detached non contributing garage (1997).

761 Maple Avenue, 1940, two contributing buildings

2-story Colonial Revival residence, rectangular form, 3- bays wide with center entry beneath gabled portico with curved underside and paired columns; roof has side gambrels with broad pent dormers; 6/6 sash, paired at 1st story, paired 6-light sash at upper middle bay; wood shingles; contributing detached single story garage (1940).

MAPLE AVENUE- West Side

**310 Maple Avenue, ca. 1890, contributing
Residence of George M. Carpenter (1890)
Built by Henry C. Spaulding**

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2-story building with Queen Anne styling, irregular form, 4 bays wide with entry in 2nd bay; hipped roof, chimney near ridge, gabled bays bilaterally; tower with conical roof at left inset; projecting gabled dormer with partial returns over stacked porches with turned posts and spindled rails at façade; mixed sash, cutaway right front corner; siding.

352 Maple Avenue, ca. 1869-1876, two contributing buildings, one contributing object
The Samuel W. Clark House
Built by Benjamin T. Middaugh

2-story building with Italianate styling, gabled cruciform, main body 3 bays wide, entry in 1st bay, paired panel doors; pent porch at right inset shelters additional entry; mixed sash with stacked half-hex bays at right elevation; siding; contains contributing secondary building (garage). Similar massing and configuration as 354 Maple Avenue may suggest common builder or designer. Contributing ca. late nineteenth century historic mounting block and granite, four-sided hitching post located in front of property.

354 Maple Avenue, ca. 1869-1876, two contributing buildings
Residence of James H. Clark (1876)

2-story residence with Italianate styling, gabled cruciform, main body 3 bays wide, paired panel doors are beneath pent portico in 1st bay; pent porch shelters 2nd entry at right inset; roof has front gable, with bilateral lower gables over 2-story half-hex bays; mixed sash; siding, with lower panel of faux stone at facade; contains contributing secondary building (front-gabled garage). Similar massing and configuration as 352 Maple Avenue may suggest common builder or designer.

356 Maple Avenue, ca. 1889, contributing
Residence of Michael G. Casey (1889)

2 ½-story building with Queen Anne styling, gabled cruciform, main body 3 bays wide with replacement door beneath gabled portico in slightly recessed 3rd bay; stacked porches at left inset have stick (1st story) and closed (2nd story) rails; gables are ornamented with stick work and applied motifs; sash generally 1/1; siding.

400 Maple Avenue, ca. 1880, contributing building and one contributing object
The James V. Ackerman House (1880 – 1892)

2-story building with Stick styling, gabled cruciform, total 3 bays wide with stacked entries (paired panel doors at 1st story) at projecting central bay; roof has truss work at eaves, central chimney; porch with decorated gable aligned at entry, paired columns on cut stone piers, and stick rails spans facade; mixed sash, half-hex bays with brackets at right elevation; siding with stick work at gables and half-hex bays nearly intact. Contributing ca. late nineteenth century historic octagonal, granite hitching post in front of property.

404 Maple Avenue, ca. 1898, one contributing building and one contributing object
Residence of A.E. Rhodes (1910)

2 ½-story residence with Queen Anne styling, rectangular with irregularities, 4 bays wide with entry in 3rd bay; complex roof, side-gabled over front portion with projecting gable at right façade, left wall chimney, gabled dormer at left façade, intersecting gable at rear portion of home; low-hipped porch has gable aligned with entry, coupled classical columns on stone piers, spindled rail, and spans facade; mixed sash, including

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stacked half-hex bays include leaded stained glass, with 1/1 at facade's 4th bay and right elevation (2nd story is porch), ox-eye at 2nd story above entry; siding. Contributing ca. late nineteenth century remains of historic octagonal granite hitching post in front of property.

**408 Maple Avenue, 1886, contributing
Residence of Abram McHenry (1890)**

2 ½-story residence with Queen Anne styling, gabled cruciform, main body 2 bays wide, entry in 1st bay; projecting front gable contains paired sash, is supported by brackets, deep cornice molding rims the roof; full-width hipped porch has projecting gabled pediment with brackets aligned with entry, spindled rail, posts with brackets, ball and spindle frieze, and left corner is cut diagonally; generally 1/1 sash in pairs and multiples, including 2-story half-hex bay at left arm; siding, with decorative shingling at gables and half-hex bays.

**410 Maple Avenue, ca. 1882, contributing
Residence of Sarah Ayer and Florence Baldwin**

2 ½-story building with Eastlake/Stick style, gabled cruciform, main body 3 bays wide, paired entry doors with arched glazing in recessed 3rd bay; roof has dominant gable over bays 1-2, with scrolled roofline at 3rd bay, ornamental truss work, and verge boards; porch with nearly flat roof spans facade and wraps left, has scrolled brackets on posts, spindled balustrade spans facade; fenestration includes 2nd entry at left inset, generally 1/1 sash with decorated lintels, half-hex stacked bays at right arm; siding; contains contributing secondary building (garage) fronting Caldwell St. Similarly detailed as 504 Maple and 584 Maple, indicating it is potentially a pattern book or kit house.

**450 Maple Avenue, ca. 1885, contributing
Residence of Israel P. Grant (1890)
Built by/for: Col. David C. Robinson**

2 ½-story residence with Queen Anne styling, L-form extends from left to rear, 5 bays wide; stacked pent sunporches are centered at façade and contain entry; roof has side gables over main body, with intersecting gable extending toward the rear, and lower gable with ribbon sash at left façade, chimney at ridge; integrated polygonal turret at right front corner; mixed sash, generally double-hung with some upper divided lights, half-hex bays at 2nd story of left facade, 1st story of right elevation; siding.

**452 Maple Avenue, ca. 1894, two contributing buildings
Residence of Gustavus A. Goff**

2 ½-story residence with Queen Anne styling, T-form projects forward, 3 bays wide, entry in 1st bay; complex roof has intersecting gables with exposed rafter tails, integrated circular tower at left facade with semi-conical roof; pent porch which spans facade has deep cornice molding, posts, stick rail, low gable with decorated tympanum aligned with entry; mixed sash, including large single unit to right of entry, stained glass transoms in upper units at tower, Palladian window at front gable; walls are clad in wooden siding with shingled gables and half-round bay, belt courses, and festoons; contains contributing secondary building (2-story converted carriage barn with slate roof).

**456-458 Maple Avenue, 1892, two contributing buildings
Charles J. Howe House
Architect: Pierce & Bickford**

2 ½-story residence with Queen Anne styling, approximately T-form, 3 bays wide, paired doors with glazing in 2nd bay; roof is cross-gabled, clad in slates, with gable ends clipped; stacked porches at façade are present in the 2nd bay at the 2nd story (sun porch) and bays 2-3 at 1st story, with flared closed rails, short columns at 1st

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story, 8-light panels at 2nd story and left end of 1st story porch; generally 1/1 sash, with window unit containing numerous small, colored lights at 3rd bay, 2nd story facade; walls are clad in wood shingles, with patterned shingles at gable ends; contains contributing secondary building (two-bay garage).

**460 Maple Avenue, ca. 1877, contributing
Residence of Robert B. VanGorder
Alterations to house by Pierce & Bickford, 1891**

2-story residence with modest Queen Anne styling, gabled T-form extends left, main body 3 bays wide, paired doors with arched glazing in 1st bay beneath flat portico with posts and spindled rail; roof has chimney at ridge, moderate eaves flare slightly; pent porch at left inset has posts and spindled rail, shelters 2nd entry; narrow 1-story block with flat roof at right elevation; lower gabled block extends at rear; mixed sash, generally 2/2, with large tripartite unit to right of entry; siding.

**504 Maple Avenue, 1881, contributing
Residence of Miles Harrington
Residence of John Brand (1889-1893)**

2 ½-story Queen Anne house with some Eastlake styling, gabled cruciform, with parallel peaks at rear; main body is 2 bays wide, porch with flat roof projects from left inset, shelters paired entry doors with arched glazing, has posts with ornate brackets, left end is enclosed and has 2nd entry; roof has steep gables ornamented with carved trusses, scrolled roofline above facade's left inset; stacked porch with spindled rail is present at 2nd story, left elevation; sash is generally 1/1, including that contained in telescoping, cant 2-story bay at right arm; siding. Similarly detailed as 410 Maple and 584 Maple, indicating it is possibly a pattern book or kit house.

506 Maple Avenue, ca. 1950, noncontributing due to age

Aluminum sided 1-story residence with Ranch styling, rectangular, 3 bays wide with center entry at stoop;; roof has low side gables.

**514 Maple Avenue, 1913, contributing
Residence of Horace W. Personius**

2 ½-story residence with Prairie styling, rectangular, 3 bays wide; low, hipped roof has open eaves with exposed rafter tails, hipped dormers with ribbon sash at each elevation (left of center at façade); sun porch with ribbons of multi-light sash spans bays 2-3 of façade; entry with sidelights is recessed in 2nd bay; 1st bay has open porch with brick kneewall; generally 1/1 sash, often in multiples, with oriels at left and right elevations; yellow brick with cast water table, window sills and lintels, wood shingles at oriels.

**552 Maple Avenue, 1883, two contributing buildings
Residence of John Young**

2 ½-story residence with vernacular Queen Anne styling; gabled T-form left, with cylindrical 3-story tower at left inset (hexagonal 3rd story with slim vertical lights was added after 1990, is slightly smaller in diameter than the lower stories); main body is 2 bays wide, with stacked entries at inset; stacked porches surrounding the tower have spindled rails, turned posts, flat roof, scalloped frieze; roof has flared ends at gables, and rear ell contains parallel gables with small pent block; generally 1/1 sash, with cant bays bilaterally; siding, with beading at 1st-

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2nd stories of tower, patterned shingles at 3rd story tower and porch frieze; low, hipped porch has been removed from facade after 1990; contains contributing secondary building (hipped roof garage).

554 Maple Avenue, 1905, two contributing buildings
Residence of Frank Sackett

2 ½-story residence with Colonial Revival styling, rectangular, 3 bays wide with entry in 3rd bay; roof has closed side gables with arched sash and keystones, left wall chimney, gabled dormer with partial returns, arched sash with tracery, diminutive pilasters centered at façade; porch at bays 2-3 has flat roof with low gable aligned with entry, fluted Ionic columns and stick rail; generally 1/1 sash with denticulated lintels, cant 2-story bay beneath lower gable at left elevation, pilasters at corners, stone foundation; contains contributing secondary building (hipped roof garage).

556 Maple Avenue, 1920, two contributing buildings

2 ½-story residence with Craftsman styling, four-square with 1-story sun porch extending left; side-gabled roof has triangular brackets at eaves, left chimney; portico with closed, triangular pediment rests on posts and slat rail to shelter entry in 2nd bay; sash are generally 1/1, 2nd entry at right elevation, 2nd porch at rear; cast water table, brick veneered 1st story, wood shingle at 2nd story and porches; contains contributing secondary building (garage).

558 Maple Avenue, 1910, two contributing buildings

2 ½-story Craftsman bungalow residence, rectangular, 3 bays wide with center entry; roof has broad side gables with pent dormer which nearly spans façade, chimney near left ridge; front roof plane extends over recessed porch with glass enclosure at ends, stick rail, simple columns; mixed sash with squared projecting bay at left elevation's 1st story; siding; contains contributing secondary building (hipped roof garage).

560 Maple Avenue, 1910, two contributing buildings

2-story residence with transitional Queen Anne styling, rectangular, 2 bays wide with entry recessed at right façade; hipped roof has lower gabled bay at left front corner, lower hipped ell at rear; low hipped porch spans facade, with gable aligned with recessed entry, grouped posts, slat rail; generally 1/1 sash with squared bay projecting at 1st story right elevation; siding; contains contributing secondary building (hipped jerkinhead roof garage).

562 Maple Avenue, ca. 1910, two contributing buildings

2-story American Foursquare residence, rectangular, 3 bays wide, with entry in 2nd bay; roof is hipped, has hipped dormer with partial returns and paired sash centered at façade; 2 lower blocks at rear, 1 with hipped roof, then 1 with flat roof containing skylights; low hipped porch with posts on closed rail spans facade; sash generally 1/1, 2nd entry at left elevation; siding; contains contributing secondary building (hipped roof garage with dormer). Similarly detailed to 564 Maple Ave.

564 Maple Avenue, ca. 1917, two contributing buildings

2-story American Foursquare residence, rectangular, 3 bays wide, with entry in 2nd bay; roof is hipped, has hipped dormer with partial returns and paired sash centered at façade; lower block at rear; low hipped sunporch spans façade sash generally 1/1, 2nd entry at right elevation; siding; contains contributing secondary building (early detached garage with crossbuck doors, upper glazing). Similarly detailed to 562 Maple Ave.

580 Maple Avenue, 1894, two contributing buildings
Residence of S. Hall (1896)

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2 ½-story building with Colonial Revival styling, irregular form many classical details, total 5 bays wide; roof is low hipped with central chimney, prominent cornice, front gable projecting in 2nd bay, 2 parallel cross gables extend bilaterally, farther at right than left; left inset has porch with oval window, no entry, spindled rail and Ionic column at 1st story, is enclosed with paired sash at each elevation at 2nd story; facade's 2nd bay projects slightly and contains stacked, paired 1/1 sash; right inset has 1st story porch with oval window in bay 3, paired doors with upper glazing in bay 4, wraps right with additional oval window and terminates at 1/1 sash in bay 5, projecting portico with flat roof is aligned with entry, has deep cornice supported by Ionic columns and spindled rail; right inset's 2nd story is enclosed with ribbon 1/1 sash; 2nd entry beneath pent portico at right elevation; generally 1/1 sash, Palladian windows at closed gables; replacement siding; contains contributing secondary building (front gable former carriage barn with wood siding, sliding door, and upper 6-light sash at front gable).

584 Maple Avenue, 1886, contributing

2 ½-story residence with modest Queen Anne styling, gabled cruciform, with front and rear ells offset, main body 3 bays wide, entry in slightly recesses right bay with scroll at roof-wall junction; pent porch spans façade, has posts on closed rail, gable aligned with entry; pent sun porch at left elevation; 2-story cant bay with telescoping gable projects at left and right arms; sash generally 1/1, lintels have applied decoration; clad in wood shingles, with keyhole ornament at front gable end; contains contributing secondary building (front gable garage). Similarly detailed as 410 Maple and 504 Maple, indicating it is potentially a pattern book or kit house.

600 Maple Avenue, ca. 1890, contributing

2-story frame residence with ornate Queen Anne styling, gabled cruciform with prominent 3-story corner tower and full-width front porch with panel balustrade, turned columns and spindle balustrade that wraps around corner to side elevation. Stone foundation, wood clapboard and shingle with some vinyl siding, asphalt shingle roof. Front façade features pediment above entry steps; front-gabled sleeping porch on second story. Round corner tower with bands of fish-scale and square wood shingles. North elevation features polygonal second story bays with decorative moldings. Smaller secondary porch with similar detailing at north-west end. Generally 1/1 double hung sash windows.

604-606 Maple Avenue, 1890, contributing

2 ½ story vernacular Queen Anne residence; rectangular form, 3-bays wide with entry in 2nd bay; roof is front-gabled with lower gables over slightly projecting bays bilaterally; front tympanum is closed, with single 1/1 sash; pent visor spans cant 1st bay, with gabled portico sheltering recessed entry and sash at bays 2-3; recessed porch with boxed corner post and closed rail is stacked above at bays 2-3; cant bay at 2nd story has middle sash resembling bullseye/crosshairs; cant bay at 1st story begins with left panel at left elevation; generally 1/1 sash; wood shingles.

608 Maple Avenue, 1890, contributing

2 ½ story vernacular Queen Anne style residence, now apartments. Rectangular form, 3 bays wide with entry sheltered by gabled portico with posts in 2nd bay; roof has closed front gable with triple sash, lower gables bilaterally over slightly projecting 2nd story bays, central brick chimney, clad in patterned slates with terra cotta cresting; at façade and beneath bilateral gables, the 2nd story slightly overhangs the 1st story; mixed sash, including cant bay at 1st story beneath left gable, 3 staggered sash at right elevation, large window unit left of entry; at 2nd story, right front corner, a screened porch is recessed; replacement siding; lengthy ramp provides handicapped access to front door

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610 Maple Avenue, vacant lot.

612 Maple Avenue, ca. 1880, contributing buildings

2 ½ style vernacular building with Colonial Revival style updates. Rectangular form, - bays wide, entry in 2nd bay; roof has side gables with ribbon sash, brick chimney at right ridge, 2 gabled dormers with paired 20/1 sash at façade, extended rear roof plane with large gabled dormer; at left façade and right elevation's right bay are stacked cant bays with 1/1 sash; at facade's bays 2-3, low hipped porch has gabled pediment aligned with entry, metal supports and rail, applied ornamentation at tympanum; sash generally 1/1; replacement siding; contributing 1 ½ story barn, ca 1870.

702 Maple Avenue, 1900, contributing

2 ½ vernacular Queen Anne with Colonial Revival style porches and entry details; square form, 3-bays wide with center entry; pyramidal roof with lower gable at left façade, gabled dormers bilaterally, chimney near apex; hipped porch with columns, spindled rail and gable above entry spans façade; central balcony with closed gable is stacked above; mixed sash; replacement siding.

704 Maple Avenue, 1910, two contributing buildings

2 ½ story Colonial Revival style residence; rectangular form, 2-bays wide with entry in 1st bay; roof has front gable with window, lower gables centered bilaterally, chimney at ridge; full-width front porch has paneled rail; double-hung sash; siding; contributing detached garage ca. 1940.

706 Maple Avenue, ca. 1900, two contributing buildings

2 ½ story Craftsman style residence, stucco clad first floor with replacement siding above; rectangular form, 3 bays wide; roof has clipped side gables which extend over projecting 2nd story bay, chimney at ridge, hipped dormer with ribbon sash centered at façade, pent dormer extends over projecting bay at rear; front roof plane extends over sun porch at left façade - porch has heavy corner posts on piers, ribbon of 1/1 sash, entry with sidelights at right facade; mixed sash, with projecting bay beneath left elevation's overhanging 2nd story; demarcation between 1st and 2nd stories; contributing detached garage (1940).

726 Maple Avenue, 1920, two contributing buildings

2 ½ story vernacular residence; Rectangular, 2 bays wide with entry in 2nd bay; roof has side gables, hipped dormer with ribbon sash centered at façade and rear; low hipped porch extends from 2nd bay and wraps right, has segmental arches at frieze, closed rail; small recessed porch at 2nd story, right front corner; mixed sash; siding; detached contributing garage (1920).

728 Maple Avenue, 1900, two contributing buildings

2-story American Foursquare style residence; rectangular form, 2-bays wide with entry in 2nd bay; hipped roof has front-to-back ridge, hipped dormer with sash at each elevation (rear hip is right of center), chimney at apex; low hipped porch with spindled rail spans façade, with projecting portico aligned with entry; mixed sash; demarcation of 2nd story; detached contributing garage (early nineteenth century).

730 Maple Avenue, 1900, contributing

2 ½-story American Foursquare style residence with first story porch with arch openings; rectangular form, 2-bays wide with entry in 1st bay; hipped roof has hipped dormers with sash centered at façade and bilaterally,

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chimney near apex; low hipped porch with segmental arch frieze and closed rail spans facade; mixed sash; shallow, 2-story extension at left rear; Property was originally the home and tobacco farm of Oren & Amelia Schuyler.

732 Maple Avenue, ca. 1890, contributing

2-story vernacular Queen Anne residence with wrap around porch with Eastlake style detailing; L-shaped form, 3-bay facade wide with center entry; roof has front hip with front-to-back ridge, rear gable, lower projecting hip over 2-story bay at right elevation; low hipped porch extends from mid left elevation, spans facade and wraps to right inset; mixed sash; replacement siding.

734 Maple Avenue, 1900, contributing

2 ½ -story American Foursquare style residence with enclosed first floor porch; rectangular form, 2 - bays wide; hipped roof has front-to-back ridge, hipped dormers with ribbon sash centered at facade and bilaterally; low hipped sun porch has double doors beneath awnings in 1st bay; mixed sash; replacement siding.

736 Maple Avenue, 1900, contributing residence with non-contributing barn

2 ½-story Colonial Revival style residence; Rectangular, 2 bays wide; front-facing gambrel roof has gabled dormers centered bilaterally atop slightly projecting 2-story bays, with stacked porches at left arm; hipped porch with closed rail spans facade, opens at right end; mixed sash; stucco clad first story with replacement siding on remainder of building; barn on property is noncontributing due to age (built 1950, after the period of significance).

738 Maple Avenue, 1940, noncontributing due to extensive remodeling, ca. 1997

2 story residence with gambrel roof, replacement windows and siding and enclosed porch. May have been a Craftsman style residence with form now significantly altered.

740 Maple Avenue, 1925, contributing

1 ½-story Craftsman style residence; rectangular form, 3-bays wide with entry in 2nd bay; roof has broad side gables, 2-bay gabled dormer with partial returns and small sash at peak is centered at facade, gabled dormer at rear; front roof plane extends over recessed porch with closed rail and boxed posts; double hung sash, cant bay at left elevation's 1st story; replacement siding.

750 Maple Avenue, 1910, noncontributing due to extensive alterations, ca 1980.

2 ½ story vernacular residence with replacement windows, doors and siding. Hipped roof has center dormers, which are the only historic features extant with the house.

752 Maple Avenue, 1910, two contributing buildings

Large 2 ½-story Shingle style residence with prominent two story front porch; rectangular form, 3-bays wide with entry at left facade; pyramidal roof has hipped dormers with sash centered at facade and bilaterally; low hipped porch with spindled rail spans facade; mixed sash; shingle siding, with contrast at 2nd story; detached garage contributing garage built 1940.

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754 Maple Avenue, vacant lot.

756 Maple Avenue, one contributing residence and one noncontributing garage

2 ½ style Prairie inspired residence with overhanging roof; square form, 3-bays wide with entry at left façade; pyramidal roof has hipped dormers with sash centered at façade and bilaterally; low hipped porch with spindled rail spans façade; mixed sash; siding, with contrast at 2nd story; 1950 detached garage is noncontributing due to age.

758 Maple Avenue, 1910, two contributing buildings

2 ½ style Prairie inspired residence with overhanging roof; square form, 3-bays wide with entry at right façade; pyramidal roof has hipped dormers with sash centered at façade and bilaterally; low hipped porch with spindled rail spans façade; mixed sash; siding; detached single story garage added 1940.

776 Maple Avenue, ca. 1910, two contributing buildings

2 1/2-story American Foursquare residence with pyramidal roof; lower gables with single sash offset to the left and back of center; low hipped porch with cross-braced rail shelters entry in 1st bay; double-hung sash; replacement siding; detached 2-bay, single story garage added 1930.

778 Maple Avenue, ca. 1930, contributing

2 ½ story American Foursquare residence with shingle siding and single height porch; pyramidal roof, chimney at apex; hipped dormers with sash are centered at façade and bilaterally; low hipped porch shelters entry in 2nd bay; double-hung sash.

780-782 Maple Avenue, 1900, two contributing buildings

2 ½-story 2-family American Foursquare style building; rectangular, 4 bays wide with entries in bays 1, 3; tall hipped roof with lower gables bilaterally, two gabled dormers at façade; low hipped porches, 1 extending left from 1st bay, 1 sheltering bays 2-3, each with posts and closed rail; mixed sash, with only 1 unit centered in each half of facade at 2nd story; aluminum siding; contributing detached single story garage added shortly after construction.

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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.)

Social History

Architecture

Period of Significance

ca. 1869 - 1940

Significant Dates

1869, 1886, 1890, 1940

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Joseph H. Pierce; Hiram H. Bickford; Otis

Dockstader; John Considine

Period of Significance (justification)

The period reflects the development of an outlying area of the city of Elmira as a residential neighborhood, beginning ca. 1869 through 1940. See Description or further discussion.

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 Maple Avenue Historic District is significant under Criterion C in the area of architecture for its intact collection of turn-of-the-twentieth century residences and also under Criterion A in the area of community planning and development as an intact, early streetcar suburb in the city of Elmira. The earliest residents on Maple Avenue built their houses in the 1860s-1880s and were prominent and wealthy business and political leaders, including several mayors of the city of Elmira, as well as New York State Governor Lucius Robinson. Relatively remote from the commercial and business center of the city, only those wealthy enough to afford to maintain their own carriage for transportation could afford to build their house on Maple Avenue. As a result, the earliest houses built on the street are large, high-style mansions. After inheriting his father's estate in the area, Col. David C. Robinson played a key role in spurring the development of this area. Col. Robinson's Maple Avenue Railroad and related street improvements opened up Maple Avenue to upper and upper-middle class residents. While some houses were constructed in the 1860s and 1870s, the vast majority of properties were built in a relatively short period of time between the 1890s and the 1920s. Whether architect designed or constructed from a builder's catalog, the vast majority of individual properties retain a distinctive high level of architectural quality and integrity, reflecting common architectural styles from the late 1800s and early 1900s. Overall, the historic district maintains a high level of integrity in its design, plan, streets and overall landscape, reflecting few minor changes to bring the area up to modern residential standards.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

CRITERION A: COMMUNITY PLANNING & DEVELOPMENT

The Early History of Southport

The Maple Avenue Historic District is located in an area of the city of Elmira known today as Southside, due to its location south of the downtown area of Elmira and on the south shore of the Chemung River. This area was once known as Southport, part of a separate town with the same name in Chemung County, formed in 1822. Southport has a unique history different from that of Elmira, on the north side of the river, up until the mid-nineteenth century. The vast expansion of Elmira led to a portion of Southport on the southeast side of the river being absorbed into the village of Elmira in 1853; it later became part of the city of Elmira when it was incorporated in 1864.

Settlement in Southport began in the late 1780s with three families (Miller, Griswold, McHenry) migrating north from Pennsylvania, most of them traveling along Seely and Hendy Creeks, which ran through the challenging

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terrain of the hills and valleys of southwestern New York to arrive at the flatter, more arable land along the Chemung River. Western migration patterns along rivers such as the Chemung and Susquehanna Rivers also brought in settlers from Connecticut and Orange County (New York), generally travelling by flat boat. Among the earliest residents in Southport were Colonel Abraham Miller, who built the first house in the town and a sawmill on a branch of the Seeley Creek. David Griswold, a veteran of the American Revolution, relocated with his family from Connecticut to Southport in 1787, building saw and grist mills on his farm. In 1788, John Sly from Pennsylvania purchased 600 acres in Southport and eventually moved north, building a log house on his property south of the Chemung River. His family operated a ferry on the river, giving the name of "South Port" to the area south of the river. In 1793, Barnabas Tuthill, a Revolutionary War veteran from Long Island, and his son, Samuel, settled in the area of present day Maple Avenue (near the East Miller Street).

During the first half of the nineteenth century, Southport was characterized as a fertile area highly suited to farming, with gently rolling hills. Like much of the Southern Tier of New York State, the earliest pioneers to the region found dense forests, which they cleared and sold for profit. The logging of this abundant natural resource deforested the area, resulting in the clearing of new farmlands. Street development was modest on the south side of the Chemung River, with only a few primitive roadways linking the south shore of the Chemung River to the Seeley Creek to the south. Maps suggest that the present Maple Avenue may have been an early footpath following the south bank of the Chemung River, linking to settlements further east. The primary road in Southport during this era was a route from Newtown (Elmira) south to the Pennsylvania state line, following the course of the present Pennsylvania Avenue. In the early 1800s, this road was in poor condition; however, it served as one of the earliest primary roads in the Southport area and much of the earliest settlement occurred along this corridor.

By the 1830s, there were few buildings and sparse settlement on the south side of the river. In 1831, only five houses were noted as standing in the Southside section of Southport. These included the ferry house, which was occupied at this time by cooper Henry Wormley. Merchant Robert Covell built his house on Pennsylvania Avenue and Mount Zoar Street in 1828. The house of Albert Beckwith, Chemung County's first sheriff, stood at Ann Street and Pennsylvania Avenue. On the west side of Pennsylvania Avenue, just north of the present Chemung Place, was the house of merchant Isaac Reynolds. Reynolds also constructed the first store in Southport in 1832. The following year, John F. Smith built a three-story brick hotel just east of the corner of Maple and Pennsylvania Avenues. A toll house on Pennsylvania Avenue was also present during this era. In 1838, the first schoolhouse was built in Southport.

Before Maple Avenue became a gracious residential street in the late nineteenth century, the area was once part of a sprawling farm owned by the Sly family, one of the earliest and most prominent land-owning families.

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Michael Sly was one of the first settlers in the Elmira area, purchasing 116 acres in 1792. An additional land purchase in 1793 gave him control of roughly 975 acres lying to the south of the Chemung River, encompassing virtually all of what became the Southside neighborhood.¹ His son, John, built a stately Greek Revival house (no longer extant) at the corner of present day Maple Avenue and Sly Street in 1795, when Maple was little more than a dirt path paralleling the river through the Sly property.² Maps suggest that the Maple Avenue may have been part of an early route, following the south bank of the Chemung River, connecting Elmira with Sayre, Pennsylvania, to the east. In its earliest years, Maple Avenue was known as an extension of Ann Street. It was not until sometime around 1869 that the street appears to have received its current name.

As a prominent landmark in Southside, the stylish Greek Revival Sly house remained in the family for nearly 150 years. In 1856, Catherine Sly inherited the house and during Catherine's ownership a new street was developed running just to the south of the Sly house and intersecting Maple Street, named Catherine Street in her honor. She never married and at her death in 1889, she willed the property to her grandniece Kate Sly Spaulding. The house became the property of Kate's husband, Frederick Parsons, after Kate's death in 1915. The house was sold out of the family in 1933 and was demolished in 1961.³ Currently, the site of the Sly house, which stood at 300 Maple Avenue, is now a gas station at the southwest corner of Sly Street and Maple Avenue.

By the end of the 1830s, some attempts to spur development began to occur. In 1839, Mordecai Ogden laid out his farm in lots, but he eventually sold the land to Tracy Beadle, a druggist from Cooperstown, and Captain Samuel Partridge. Beadle and Partridge remapped the tract, which lay to the west of Pennsylvania Avenue, changing the orientation of the planned streets. Despite their efforts, it remained largely vacant land for several years. The Southside section of Southport in the early decades of the 1800s lacked established churches and a post office, forcing residents to travel to Newtown (Elmira) across the river for such purposes. As late as 1842, Southside was characterized as "simply a part of the town of Southport," consisting of open lands and farms, especially to the west of Main Street.⁴

Some improvements in the transportation network in Southport began to slowly spur the development of this area. In 1848, a company was formed for the purpose of turning the crude road between the Lake Street bridge in Elmira and the Pennsylvania state line into an improved plank road. The road was originally widened

¹ Charles S. Sly, *A Genealogy of the Sly Family of Elmira, New York, 1938*, MS, Chemung Valley History Museum, San Francisco, CA.

² Unknown, *Reminiscences of the Old Residents of the County*. TS, Chemung Valley History Museum, Elmira, NY.

³ Alan Parsons, "Death of a Landmark: Sly Home of 1795," *Chemung History Journal* 7, no. 2 (December 1961): 911-913. Also, Catharine S. Connelly, "A Neighbor's Memories of Sly-Spaulding Home," *Chemung History Journal* 7, no. 2 (December 1961): 913-914.

⁴ Ausburn Towner, *Our County and Its People: A History of the Valley and County of Chemung, from the Closing Years of the Eighteenth Century* (Syracuse, NY: D. Mason &, 1892), 431.

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to a double width and a length of thirteen miles, becoming a significant artery through Southport. Later reduced to a single width, the plank road (present route of Pennsylvania Avenue) became an important and busy thoroughfare. Elmira would also become a significant rail center for the Southern Tier of New York State in the nineteenth century. Opened in 1850 and running through Southport, the Elmira and Jefferson Railroad created a route linking to areas to the north, and the 1854 creation of the Elmira and Williamsport Railroad created a route to the south. When George Sheive moved from Ithaca to Southport in 1852, he commented that he found it to be a settlement laid out in squares as far as South Elm Street (now Boardman Street), but with relatively few houses.

Since its original organization as a village in 1828, the boundaries of the village of Elmira extended only as far south as the north bank of the Chemung River. By the 1850s, a movement gained momentum among village residents to include the areas just south of the river. In 1853, a special act of the legislature officially added the populated area of Southside in the town of Southport to the village of Elmira. It was around that time that the name "Southside" came into common use to differentiate it from the town of Southport. When the city charter was granted in April 7, 1864, Southside became the fifth ward of the newly created city of Elmira.

By the late 1860s, Southside began to grow and flourish, as several industries located south of the Chemung River. With the prominence of the rail industry in Elmira, the Northern Central railroad shops were established in 1866, covering over twenty acres with their buildings and yards south of the river, where all trains entering the city stopped at the shops to change engines. Incorporated in 1873, the LaFrance Manufacturing Company also settled south of the river, manufacturing the LaFrance engine and Hayes trucks for fire departments across the country. Other industries were the Payne Iron Works and the Kellogg Bridge Company, both prominent companies employing many workers. Lumber mills also flourished in the Southside area.

The 1868-69 city directory listed several grocers, merchants, farmers and tradesmen in the fifth ward. An ice dealer was located at the west end of Hudson Street and a vinegar manufacturer was located at 6 Broadway. Several boarding houses were located on Gorman Street and at the north end of Miller Street. Hotels began to appear in the area, including the Fifth Ward Hotel at 16 South Lake Street and the Park Hotel at the west end of Hudson Street. Other businesses in this area focused on the rich agricultural tradition long established in Southside, including a hops grower with seven acres of land on Tuttle Avenue, a tannery on Tuttle Avenue, a greenhouse and florist at the corner of South Main and Fulton Streets, and a dealer in fruit and ornamental trees at 40 South Main Street.

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One of the most important agricultural related industries in Southside focused on tobacco processing.⁵ Southside was once covered with tobacco fields, supporting a number of packing and processing facilities. Around 1900, the Minch sisters grew roughly five acres of tobacco on Esty Street, while the Weirs grew tobacco on about six acres on Luce Street opposite the Maple Avenue Driving Park (the south end of the nominated district). A man named Daly also grew tobacco on about five acres in the same vicinity. Forming a partnership with Charles G. Brand, Herbert C. Wray was a prominent tobacco packer and dealer. The firm of Way and Brand had tobacco fields in the vicinity of Maple and Schuyler Avenues. Gustavus Goff was also a prominent grower on Maple Avenue with a leaf storage and drying warehouse on Sly Street at the river.⁶

As a result of the Southside tobacco industry, Elmira developed a thriving cigar making industry and other related businesses, such as cigar box making. One of the most successful tobacco businesses in Elmira was the John Brand Company, founded in 1873 by John Brand Sr., Edmund Miller and Jacob Lowman. The company was established at the corner of Railroad Avenue and West Fourth Street (north side of the river). When John Brand Sr. died in 1880, the company was carried on by his son, John Brand Jr. John Jr., who moved it to a brick building at 50-54 Pennsylvania Avenue in Southside, later enlarged and expanded the existing building. The Brand Company was a cigar manufacturer and tobacco processor until it eventually closed in 1927. Both Brand Jr. and Sr. had large residences on Maple Avenue.

With the growth of industry and business occurring in the Southside area, it was inevitable that it attracted the attention of the city of Elmira. In April 1890, Elmira expanded its city limits to encompass additional land in the town of Southport. According to 1890 census figures, the Fifth Ward had a population of 7,622 people, a sizeable increase compared to the descriptions of the vast, unsettled farmlands of previous decades. By 1900, the Southside area comprised wards nine through twelve, indicating a significant population growth in this area of the city.

THE DEVELOPMENT OF MAPLE AVENUE

Given the promise for further development in the Southside area during the late nineteenth century, many real estate developers began to make significant land purchases of large tracts of farm or vacant land in Southside. The lands were divided into affordable parcels and included improvements such as paved roads, sewers, and sidewalks. The intent was to sell the smaller parcels wholesale for residential development and build houses on the lots to be sold or mortgaged. In 1890, William R. Compton started a real estate development firm, purchasing land and creating residential subdivisions, expanding the scope of his business to include industrial

⁵ George Vetter, "100 Years of Tobacco In Chemung County," *Chemung County Historical Journal*, June 1960, 712-714.

⁶ *Ibid*, 717-718.

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properties, including the Willys-Morrow plant on South Main Street. The following year, a successful carpenter and contractor named Charles J. Soper, was successful in buying land and building numerous houses on speculation. In the early 1900s, William J. and Thomas Lormore and Luther Caldwell, wholesale grocers in the firm of Lormore Bro's & Co., purchased a portion of the former Sly farm. From this land they developed what is now Lormore Street and Caldwell Avenue, both side streets that connect with Maple Avenue.

The Sly family played an early role in settling the Maple Avenue area while it was still a sparsely settled. John Sly bequeathed to his daughter Catherine his house and a large tract of land and left other large tracts of land to other daughters. His daughter Lucinda received a large, nearly seven-acre parcel of land on the east side of Maple Avenue, and another nearly seven-acre tract on the east side of Maple Avenue was given to daughter Emily.⁷ On her lot, Emily Locke had a large, fashionable Queen Anne style house built around 1875, (463 Maple Avenue) as a refuge for herself following a divorce, which was finalized in 1876.⁸

As the Sly lands were distributed among family members, the tracts of land often changed hands in subsequent decades but remained largely intact into the early twentieth century, affecting the street pattern and design of Maple Avenue. The intact lands resulted in fewer side streets on the east side of Maple Avenue, creating large blocks in comparison with the west side of Maple, which was divided into smaller parcels with more side streets by the 1870s. Sly Street, which ran just north of the old Sly house, was named in the family's honor sometime before the 1850s.

A 1904 Elmira map named several different developers in Southside, all with tracts of land parceled for development. R.E. and I.R. Jones developed a significant tract of land on the western bank of the Chenango River, establishing Esty and Jones Streets, just north of Luce Street. The Maple Avenue Improvement Company owned a tract of land encompassing Phoenix and Schuyler Avenues, Florence Street and Fair Street on the east side of Maple Avenue just south of the Maple Avenue Driving Park. Perhaps the biggest champion of the development of Southside, especially Maple Avenue, was David C. Robinson, who owned a large tract of land on the east side of the street. The area also attracted developers beyond the Elmira area, as several lots were developed by Buffalo-based real estate dealers Horace B. Blackmer and his wife, Levantia, including the properties at 553 and 555 Maple Avenue. In Buffalo, Horace and his brother, James L. Blackmer, ran the Blackmer Brothers real estate and mortgage company, located in the Ellicott Square Building through the 1910s and 1920s.⁹

⁷ H.P. Benton, "The Eastern Part of The Home Farm of John Sly Deceased Late of the Town of Southport Chemung," map (Elmira, NY, March, 1859). Also, G.M. Hopkins, "The City of Elmira, Chemung Co. NY," map (Elmira, NY: M.S. Converse, 1865).

⁸ Locke v. Locke, 363 (September, 1893) (Google Books, Dist. file).

⁹ Information found in 1910 and 1920 Buffalo City Directories.

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A significant factor in the development of Southside, especially the development of the easternmost portion along Maple Avenue, was the establishment of the Maple Avenue Railroad, a horse-drawn streetcar line created by Colonel David C. Robinson in 1887-88, done largely to enhance the value of his family's vast land holdings on the east side of the street. The streetcar line connected downtown business in Elmira to the area, encouraging its residential development, creating a quick and easy connection for the eastern part of Southside with the business and commercial core of downtown. It ran the length of Maple Avenue, accelerating the development of much of the vacant land along the avenue in the late 1800s and early 1900s. By the mid-nineteenth century, Maple Avenue was described as "the garden spot of the valley," with the eastern area of Southport along the Chemung River being noted for providing easy access to the downtown business areas of Elmira.¹⁰ These two factors were highly attractive to some of Elmira's most prominent citizens of the time. The wealth and status of some of these early residents helped to shape the street as a desirable and attractive neighborhood in subsequent decades.

Popular literature from the mid-to-late nineteenth century encouraged wealthy city dwellers to seek less developed lands for "suburban" estates. Publications such as *Holly's Country Seats*, written by architect Henry Hudson Holly in 1863, encouraged families to join together, which he termed "clubbing," to find attractive lands with shade trees and streams to create a park-like setting for their houses. Like many at the time, Holly celebrated the virtues of rural living, with open spaces, fresh air, and peaceful park-like settings, as opposed to the growing noise, dirt and crowding in cities and urban industrial centers. Holly and others advocated for park-like suburban settlements on the outskirts of the cities, with access to urban centers. In an era before public transportation, only those wealthy enough to afford a carriage could manage this type of living, limiting access to the upper social and economic classes. As such, development on Maple Avenue in the mid- to late-1800s was limited to Elmira's wealthy and most prominent citizens.

New York Governor Lucius Robinson (1810-1891) was one of the first to be attracted to the open space of Maple Avenue. Due to health issues, he purchased land in Southport, just outside of the city limits, in 1842 and constructed a stately brick house (no longer extant).¹¹ His brother, Orrin Robinson (1802-1885), also built his house on Maple Avenue. He owned 43-acres of farmland in Southport in the vicinity of Maple Avenue and built a large house just north of his brother's property. Orrin Robinson worked as an insurance agent and he also served as a member of the state legislature in 1855. He also served as the first secretary of the Board of Education and later as president of the local school board. His house was demolished by the 1890s, shortly after his death in 1885.

¹⁰ Towner, *Our County*, 432.

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Sylvester W. Hall (1815-1902) was another prominent resident attracted to the Maple Avenue area, building his substantial home across from the Robinson family, on the west side of the street. Hall farmed 76-acres of land on Maple Avenue and also worked as a civil engineer in Elmira for many years, until his death around 1902.¹² Like Hall, grain dealer Samuel Waite Clark (1837-1911) was attracted to the Maple Avenue area, buying his Maple Avenue house (352 Maple Avenue) around 1876 from Benjamin Middaugh shortly after its construction. Clark was also the secretary of the Maple Avenue Athletic Association when it was organized in 1886.

One of the most prominent residents of Maple Avenue during this early period was tobacco entrepreneur John Brand, Sr. (1821-1880), who built a stately Italianate house in 1871 (405 Maple Avenue, NR listed 2010). Brand emigrated from Mainz, Germany, to the United States in 1849, settling in Elmira in 1851. He worked a variety of jobs, including farming, working on the railroad lines and brick manufacturing. By the mid-1850s, growing and processing tobacco was emerging as a profitable industry. Brand began planting tobacco on a large parcel of land that he owned between Maple Avenue and the Chemung River in 1859. His land was called "The Buttonwoods" after a large stand of buttonwood (or sycamore) trees. In the early 1870s, Brand began a tobacco packing and processing business and in 1873, he established a tobacco leaf business. His son and business partner, John Brand Jr., also built a spacious, elegant house on Maple Avenue on a lot on the east side of the street that was also formerly owned by the Sly family. He hired Otis Dockstader and John Considine of Elmira to design and build the house, finished in 1889 (351 Maple Avenue).

Located next to John Brand Sr.'s house was the residence of lawyer and prominent politician Alexander Eustace (1854-1913). He served as chief of the state tax department under then state comptroller Lucius Robinson. Eustace built his Second Empire style home (401 Maple Avenue, NR listed 2011) after he returned from Albany and was appointed by Robinson as the Chemung County clerk. The property was part of the John Sly farm that was purchased and divided between Eustace, John Brand Sr. and John Brand Jr. Eustace was appointed to the state civil service commission by Governor David B. Hill in 1889 but returned to Elmira, where he and his brother Joseph had law offices at 334 Water Street, in 1893. Known locally for his philanthropy, Eustace died after an extended illness in 1913. His widow sold the Maple Avenue house in 1919 when she left Elmira for Washington D.C.

While development along Maple Avenue began with the phenomenon of "clubbing," it was the ambitious real estate investments made by Colonel David C. Robinson in the 1880s and 1890s that helped the area rapidly develop in a relatively cohesive manner. By the mid-1800s, many developers had already set their sights on

¹¹ Thomas E. Byrne, *Chemung County, 1890-1975* (Elmira, NY: Chemung County Historical Society, 1976), 20-21.

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the Southside area of Elmira, but it was Robinson who saw tremendous economic opportunities for the lands in Southside, especially those owned by his family. Robinson (1846-1912) was the son of Governor Lucius Robinson and emerged as a powerful business leader in Elmira by building on the political and business interests of his father.¹³ A lawyer by training, he also served as his father's private secretary when the elder Robinson served a term as New York governor (1877-1880).¹⁴ In 1880, the younger Robinson was elected as an alderman by the Southside's Fifth Ward. In 1892-93, he served as mayor of the city of Elmira and was also elected to the state assembly in 1907.¹⁵

In addition to politics, Robinson was also active in business. In 1891, he inherited a large tract of land on the east side of Maple Avenue, stretching roughly from Caldwell Street to the north to around Luce Street at the south and extending nearly to the river. He recognized the tremendous opportunity for residential development through modernizing and expanding the street railroads and public utilities. In 1885, he laid out, built and equipped the Maple Avenue Driving Park (no longer extant), located on the east side of Maple Avenue near Luce Street, with athletic grounds and buildings.¹⁶ He organized the Maple Avenue Railroad on May 16, 1887, a horse-drawn railway that he envisioned as a key part of developing Maple Avenue. Robinson also invested in improvements to the avenue and adjacent streets, installing electric street lights "to encourage home building."¹⁷ Also in 1887, he purchased the house at 463 Maple Avenue, moving from his father's residence further down the street.¹⁸ In 1888, he was instrumental in establishing Riverside Park (now Brand Park) along the bank of the Chemung River at the north end of Maple Avenue as an attractive area for outdoor recreation.¹⁹

The Maple Avenue Railroad ran from the Robinson Building on Lake Street across the Pennsylvania Avenue bridge and down Maple Avenue and Miller Street to the Erie Railroad tracks. Construction of the line started in July 1887 and was completed July 1, 1888. Always looking to improve the line, he began exploring alternative power options, eventually converting the horse drawn lines to an overhead electric trolley system in 1890, the first electrified line in Elmira. Robinson himself piloted the trial trip, where he "manipulated the train like a veteran," as the cars reached speeds of 12 to 15 miles per hour.²⁰

¹² Towner, *Our County*, 141.

¹³ "The Robinson Family," *Elmira Telegram*, October 21, 1894, Part Two sec.

¹⁴ Frederick Simon. Hills, *New York State Men: Biographic Studies and Character Portraits* (Albany: Argus, 1910), 150.

¹⁵ Byrne, *Chemung County*, 3963.

¹⁶ *Ibid*, 3964.

¹⁷ *Ibid*, 3963-3964.

¹⁸ Information from the Historic Resources Inventory Form for 463 Maple Avenue, in Goblet, *Elmira, New York – A Reconnaissance Survey of the City's Southside Properties, 2010-2011*.

¹⁹ "The Robinson Family," 9.

²⁰ Sheldon S. King, "Elmira's Last Streetcar Run 25 Years," n.p., undated.

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In addition to the railroad, Robinson organized the Elmira Municipal Improvement Company, consolidated the electric streetcar lines, the gas works, the electric light works, and was a founder of the Maple Avenue Athletic Association. He transferred property owned by him and his sister to the Elmira Municipal Improvement Company, which included a large swath of land just south of his family's property on Maple Avenue known as the Inter-State Fair. He also owned the Robinson Building on Lake Street (north of the river), which housed the Elmira National Bank, the Elmira Savings Bank, and the offices of his Elmira Municipal Improvement Company. He also owned many other properties, including the Rathbun House, Elmira's chief hotel, and the Opera House block. Around 1893, he purchased the twenty-acre Sylvester W. Hall farm across the street from his own property on Maple Avenue, constructing houses on parcels on both sides of the street.²¹

As the nation swept into a financial crisis known as the Panic of 1893, Robinson was caught with immense debt and was unable meet his own financial obligations, including more than \$750,000 loaned to him by the Mutual Life Insurance Company. As a result, the company took control of the Elmira Municipal Improvement Company away from Robinson, installing its own personnel. He also lost control of the large, ambitious civic improvement company and his family property, including the land on Maple Avenue.²² To weather the crisis, the Robinson family sold off many of its personal assets. Robinson was lauded by the press as a fallen hero, rather than as a foolish businessman worthy only of ridicule and scorn. His sister Eleanor maintained ownership of their father's house at 561 Maple Avenue and Robinson and his family moved in, selling the house at 463 Maple Avenue in 1897. The family recovered some of its wealth in the following years, but Robinson limited his work to being the attorney for the Erie Railroad. After his death in 1912, his widow transferred the titles of the house at 561 Maple Avenue and an additional eighteen building lots on Maple Avenue to creditors. The newspaper noted that they lost "all of the Robinson estates which the late Colonel D.C. Robinson fought so hard to save for himself and his family."²³

The Maple Avenue Railroad continued as a separate entity until it merged with the Elmira Water, Light and Railroad Company on May 28, 1900 and was renamed the Elmira Light, Heat and Power Corporation in 1932. In November 1936, the company was authorized by the Public Service Commission to combine it with others into the New York State Electric and Gas Corporation, owned by the Associated Gas and Electric Co. Changes in company focus and transportation led to the decline of the street railway system and the streetcar lines, which began to deteriorate due to lack of maintenance. In the 1920s and '30s, individual automobile ownership and the use of buses steadily increased, further spelling the end for streetcar service in many cities across the country. In 1938, the New York State Electric and Gas Corporation asked for permission to abandon the entire

²¹ Byrne, 3963-3964. Also, "The Mutual Life Elmira Trustee," *The Chronicle: A Weekly Insurance Journal* 1, no. 1 (January 5, 1893): 291-292

²² *Ibid.*

²³ "D.C. Robinson Property Is Passed to Creditors," *Star-Gazette* (Elmira, NY), May 14, 1913.

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trolley system, substituting buses to cover the routes. Elmira's streetcar era ended on March 11, 1939, when car 501 was ceremoniously pulled by a pair of horses to the East Fifth Street car barn to begin its final journey. When the car returned at 4:16 pm, the power was turned off for the Elmira streetcar system for the last time.²⁴

Development of Elmira's Southside neighborhood continued throughout the twentieth century. The large farm tracts of the early Southport era were increasingly parceled and turned into smaller residential and commercial lots. Sanborn maps from the early twentieth century indicate that the lots varied in size and that the buildings were smaller and more densely packed on Maple Avenue near Miller and Race Streets. Houses in this area tended to be two-story American Foursquare buildings with an occasional duplex, such as the houses constructed at 757 and 780 Maple Avenue. Clearly, these houses were built to be affordable for purchase or lease to workers in nearby industries. By this time, the LaFrance Company had a factory within walking distance to the mid and south ends of Maple Avenue.

During the 1940s, the city faced a housing shortage due to World War II and the surge of defense plant workers arriving in the city. In response, the city relaxed zoning ordinances in 1941, permitting two-family occupancy in formerly single-family dwellings. This ordinance had an impact on many of the large residences along Maple Avenue that were becoming increasingly costly to maintain by one family. As a result, many of these houses (including the Eustace House at 401 Maple) were subdivided into smaller apartments, insuring the survival of the buildings and the continued maintenance of the historic character of Maple Avenue.

CRITERION C: ARCHITECTURE

Maple Avenue contains several examples of popular American residential architectural styles from the second half of the nineteenth century and the early twentieth century. This varied housing stock was the result of deed restrictions and the desire for fashionable houses, some designed by prominent local architects such as Joseph Pierce and Hiram Bickford. The first section of the street to develop was the northern end, which, in general, contains the largest high-style houses, while areas that developed further south on the avenue have slightly smaller houses that are more modest in design and details. This reflects the beginnings of Maple Avenue as a remote suburban neighborhood, limited at first to Elmira's upper class and later transitioning into a street that was marketed to the middle and upper-middle classes, which coincided with the opening of the Maple Avenue Railroad streetcar line in the late 1880s.

The majority of buildings in the Maple Avenue Historic District are of wood-frame construction. Lumber was widely available and affordable throughout western New York in the nineteenth century, making it a popular

²⁴ The end of the streetcar system in Elmira in 1939 marks the end of the period of significance.

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building material for residential structures. In areas of rapid growth such as Elmira, a need for housing stock meant that wood-framed houses could be put up quickly and economically. Houses in the district that were constructed of brick and stone required commercially produced building materials and skilled masons. This generally limited the availability of such building materials to those who could afford the higher costs. The John Brand Jr. house at 351-353 Maple Avenue, designed and built by Dockstader and Considine around 1890, is the sole example in the district of a house with stone construction, demonstrating a rock-faced random coursed ashlar stone first floor with wood-frame construction above.

One of the earliest architectural styles present in the Maple Avenue Historic District is the Italianate style, which was popular from the 1850s through the 1880s. It emerged as part of the picturesque movement, which drew inspiration from the picturesque, informal and rambling farmhouses and villas of Italy. In the United States. The style was popularized through the writings and pattern books of architectural theorists such as Andrew Jackson Downing. Sometimes referred to as the bracketed style, one of the key distinguishing features of the Italianate is the use of decoratively cut scrolled brackets, which were typically used in abundance to support door and window hoods and to embellish a cornice or overhang. Other characteristics of the style include the use of tall narrow windows (often arched), projecting bay windows, and porches with elaborate detailing. Examples of the Italianate style include the John Brand Sr. house at 405 Maple Avenue (1871), the Samuel W. Clark house at 352 Maple Avenue (ca. 1869-76), and the similarly massed James H. Clark house at 354 Maple Avenue (ca. 1869-76).

Another early style present in the Maple Avenue Historic District is the Second Empire style, deriving its name from the French Second Empire reign of Napoleon III (1852-70). During his reign, the emperor undertook a significant building crusade that transformed Paris into a city of grand scenic boulevards and monumental buildings that were widely copied. Common features of the Second Empire style include classical and Renaissance inspired moldings and details and the use of a variety of textures and colorful materials. Windows are typically tall and narrow, with arched or pedimented forms or grouped in pairs with shared molded surrounds. The overall massing was typically square or rectilinear with the signature feature being a mansard roof with either a steep convex or concave lower slope. This roof allowed for additional living space in the topmost level and was typically punctured with elaborate dormer windows to allow for interior illumination. An example of this style in the historic district is the Alexander Eustace House at 401 Maple Avenue (1886).

Prevalent in the Maple Avenue Historic District is the Queen Anne style, reflecting one of the most active periods of residential construction. Popular in Elmira during the late decades of the nineteenth century and into the early part of the twentieth century, these are generally two-story or two-and-one-half-story-buildings on

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narrow lots, except for a few examples on the north end of the street on larger parcels, allowing for features and detailing to be viewed around the entire building. Buildings on the narrower lots almost entirely limit elaboration and detailing to the façade. Side elevations are much more simplified, being hidden from view by neighboring buildings. In several instances, buildings located at cross streets along Maple Avenue feature prominent corner towers, taking advantage of the extra room afforded by the side street and distinguishing it from other buildings on Maple.

Architect-designed Queen Anne style buildings are typically more sophisticated, with a wide variety of skillfully balanced ornamentation and design elements such as turrets, oriel windows, varied decorative roof and wall shingles, elaborate moldings, large decorated porches and stained-glass windows. Builders and contractors employed the style in a more simplified manner, working from pattern books, and often duplicated houses on multiple lots, seen generally in the upper section of the nominated district. Builder-produced houses were intentionally crafted to appeal to the greatest number of potential buyers, so they were of a more conventional design. The Queen Anne style contains four stylistic variations of ornamentation: Spindlework (or Eastlake), Free Classic, half-timbered, and the patterned masonry types. The most prevalent in the Maple Avenue Historic District are the Spindlework/Eastlake and Free Classic variations, using a variety of peaks, gables, towers, porches, carved details and ornamental shingle work. These houses form the character of the late nineteenth century mid-section of the district. Each individual building is distinctive, but when taken together they create a unified, harmonious architectural composition. An excellent example of the Free Classic variation is the house at 604-606 Maple, built in 1890 and featuring a corner two-story turret clad in shingles.

Another outstanding example of the Queen Anne style in the historic district is the Justus Harris House at 361 Maple Avenue. Designed by local architects Pierce & Bickford in 1894, it features irregular massing and a varied roofline, a prominent tower and large front porch with a porte cochère. A good example of the Spindlework/Eastlake variation is the house at 410 Maple Avenue (ca. 1882), built for Sarah Ayer and her daughter Florence Baldwin, with its original porch of bracketed columns and spindle balusters, a flared roof, and a unique curved gable with decorative bargeboard. This feature is also seen at 504 Maple Street and 584 Maple Street, which also contain the same flared roof/gable end, indicating that the houses were designed or built by the same person. The house at 560 Maple Avenue, built in 1910, reflects a more modest example of the style, but with decorative features such as an irregular roofline and varied shapes and forms, indicating a trend toward architectural simplification that was occurring by the turn-of-the-twentieth century. The mass of the building is more simplified, almost rectangular in plan, with the lower cross gable pulled into the building rather than projecting from it.

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Contemporary with the Queen Anne style and closely related to it is the Shingle style, with the majority of examples in the district constructed between 1880 and 1900. Less widespread than the Queen Anne, the Shingle style was popular for “seaside cottages” in fashionable enclaves such as Newport, Cape Cod, eastern Long Island and coastal Maine. Affordable versions of these residences were widely published in newspapers, architectural magazines and journals across the country, reaching a broad audience. The Shingle style rejected fanciful, highly ornamented buildings in favor of a more simplified and restrained vocabulary of form and often incorporated features found in Queen Anne and Colonial Revival designs, the latter being inspired by a wave of patriotism during the American Centennial celebration in 1876. Borrowed Queen Anne features included wide porches, shingled surfaces and asymmetrical forms and from the Colonial Revival, gambrel roofs, rambling lean-to additions, columns, and Palladian windows. It often incorporated elements of the Richardsonian Romanesque style, such as stone lower stories, an emphasis on sculptural shapes and the use of Romanesque arches.

Identification of a Shingle style building can be difficult, since it can appear similar to the other styles; however, one of the key features of the style is the continuous wood shingle exterior cladding. The exterior also integrated details such as towers, bays and gables into the mass of the building. Elements were united by gables with shingles curving into recessed windows, curved gables on roofs known as “eyebrow dormers,” and towers and bays. The continuous shingle cladding blended the various elements into the building while providing a sense of the size and arrangement of the interior space. Although few examples are extant in the district, two good examples of the Shingle style are the house at 455 Maple, originally built for Jacob B. Coykendall in 1892, and the house at 459 Maple Avenue, built around 1893 for Mrs. R.C. Wells. Both houses have varied massing, projecting elements and an irregular roofline and are wrapped in a continuous cladding of wood shingles. Another excellent example is the house designed by Pierce and Bickford at 456 Maple Ave.

The Maple Avenue Historic District has several examples of the Colonial Revival style, also popular in the late nineteenth and early twentieth centuries. Growing interest in classical design, the history of the American Colonial period and greater regard for a more American style of architecture were part of the rationale that led to the development of the Colonial Revival style. Massing was borrowed from colonial and early-nineteenth century prototypes, but the size and scale of Colonial Revival houses are more characteristic of the late nineteenth and early twentieth century. Most Colonial Revival buildings have rectilinear massing, broken bay fenestration, symmetrical facades with accented central entrances, front porches with columns and classical balustrades and roofs with gables or dormers. Palladian windows, corner pilasters, and garland-and-swag trim are common decorative elements. Materials range from wood clapboard and shingle to brick and stone. The popularity of the Colonial Revival waned around 1915 only to see a resurgence in the 1930s when a renewed

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interest in America's past led to the growing popularity of a variety of Colonial styles, including the Dutch Colonial and Cape Cod. The house at 554 Maple Avenue (1905) is an excellent example of the turn-of-the-twentieth-century Colonial Revival style, with its symmetrical primary elevation, side gabled roof and centered Palladian-inspired gable dormer.

Examples of the Prairie style are also present in the Maple Avenue Historic District. Drawing influence from the designs of architects in the Chicago area (including Frank Lloyd Wright), the Prairie style was popular in the late nineteenth century and into the early decades of the twentieth century. Hallmarks of the style include an emphasis on the horizontal through the use of a low-pitched roof (usually hipped), broadly overhanging eaves, and two-story cores with one-story wings or porches. Asymmetry and the use of materials such as brick, stone and stucco were also common. A common variation of this style, known as the American Foursquare, is the predominant type found in the district. A good example is the Murray Impson House at 553 Maple Avenue (1913,) which exhibits the strong sense of horizontality largely due a single-story, full width porch. The body of the building is a two and one-half story square block with a low, overhanging roof and center dormer, typical of the style. The house at 778 Maple Ave has the same features and is clad with shingles.

Craftsman and Bungalow styles residences can also be found in the Maple Avenue Historic District. The Craftsman style became popular for smaller house construction throughout the country in the first decades of the twentieth-century, developing as a reaction to the chaotic ornamentation of the Victorian-era that dominated the late nineteenth century. The American Craftsman movement emphasized the beauty of natural materials such as wood, stone and metals and drew heavily on the ideals of the movement founded by William Morris in Great Britain in the 1860s. Morris advocated a return to the hand-made guild tradition of production in response to the mechanization of the Industrial Revolution and the diminished role of the skilled worker. Examples of the style are found in the southern part of the district, which primarily developed in the 1910s and 1920s, and include the house at 559 Maple Avenue (ca. 1925), the stucco clad house at 601 Maple Avenue (1913) and the house at 739 Maple Avenue (see building list for detailed descriptions).

Perhaps the most unusual house on the street is the Renaissance Revival style building at 579 Maple Avenue (1911). Drawing inspiration from the Italian Renaissance, interest in the style began in the late 1880s and 1890s and proliferated throughout the early decades of the twentieth century. The Renaissance Revival style focused on generally symmetrical forms with low hipped roofs typically covered in red ceramic tiles, smaller and less elaborate upper level windows and entrance areas accented with small classical columns or pilasters. The house at 579 Maple Avenue exhibits these features, although the roof has been sheathed in red asphalt shingles, mimicking the appearance of red terra cotta.

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As previously mentioned, some of the houses in the Maple Avenue Historic District were designed by Pierce and Bickford, one of Elmira's leading architectural firms in the late nineteenth century. Partners Joseph Hart Pierce (1855-1932) and Hiram Hooker Bickford (1863-1929) established the firm in 1890 and it remained active until 1930. Originally from Vermont, Bickford came to Elmira to work on plans for the Robinson Building in 1887, which was being designed by the firm of Pierce and Dockstader. Pierce first apprenticed in the office of Warren H. Hayes in Elmira before he joined in a partnership with Otis A. Dockstader in 1884. That partnership ended when he formed a new firm with Bickford in 1890. The firm of Pierce and Bickford became one of the most prominent and prolific architectural firms in the Elmira and the Finger Lakes region. Some of their many designs include the Elmira City Hall (1894, NR listed 1980), the Elmira Free Academy (1913), Southside High School (1924) and Building Three of the F.M. Howell & Company factory (1890, NR listed 1984) located just north-west of the Maple Avenue Historic District. They also designed the Sanitarium and Nurses' Home in Clifton Springs, Ontario County (circa 1890, NR listed 1990) and the Drake Building on East Market Street in Corning, NY (1894, NR listed 1974).²⁵ As the leading architects in Elmira at the time, Pierce & Bickford were documented as designing the Justus Harris House at 361 Maple Avenue (1894) and the Charles J. Howe house at 456-458 Maple Avenue (1892) in the Maple Avenue Historic District.

Maple Avenue maintained a high level of architectural design and consistency of the streetscape as the streetcar spread to outlying city neighborhoods. As these areas became more widely developed and settled, the general trend was to regulate the quality of these neighborhoods through various methods. In an era before zoning regulations, the most common method for controlling the nature and character of the growth of the community was often accomplished through deed restrictions, which could stipulate the type, use and size of a building that could be constructed on a property. In some instances deed restrictions even regulated the minimum cost of the building or the architectural style. Deed restrictions guided the development of Maple Avenue, especially in the southern end of the street that developed near the turn-of-the-twentieth century. One example was the Mutual Life Insurance Company's use of deed restrictions imposed on lands previously held by Colonel David C. Robinson. On these parcels, the company restricted development to single family buildings that were to cost no less than \$2,500 and to be built no closer than thirty feet from the street.²⁶ These restrictions resulted in buildings on Maple Avenue that were of a uniform architectural quality and created a continuous streetscape with generous front lawns. Most of this land was on the east side of the street and the difference in the setbacks between the two sides of Maple Avenue is still clearly evident.

²⁵ Nancy L. Todd, *New York's Historic Armories: An Illustrated History* (Albany: State University of New York Press, 2006), 309. This work incorrectly identifies Hiram H. Bickford as Henry. Also, "H.H. Bickford's Death Is Mourned By Elmirans: Came to Elmira in 1887," *Sunday Telegram* (Elmira, NY), November 10, 1929.

²⁶ From the Historic Resources Inventory Form for 558 Maple Avenue.

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CONCLUSION

Elmira's Southside neighborhood grew quickly in the late nineteenth and early twentieth centuries as scattered farms turned into densely settled residential streets. The area transitioned from its earliest history as a pioneer wilderness around the turn-of-the-nineteenth century into a thriving agrarian region across the Chemung River from Newtown (Elmira). In the mid to late nineteenth century, the Southside area began to develop into a successful industrial and commercial area as part of the city of Elmira. Although this area has faced several challenges and hardships, the Southside neighborhood remains a distinct community within the city of Elmira with a proud architectural and historical heritage.

Currently, Maple Avenue continues to be a middle-class residential neighborhood with very few commercial buildings and intrusions, retaining much of its late nineteenth and early twentieth century character. Houses still are set far back from the street, with generous front lawns and mature trees, giving it a sense of spaciousness and natural beauty. Alterations and demolitions have been relatively few and overall one can experience a stroll down Maple Avenue much as the residents would have in the early 1900s. The majority of the building stock in the Maple Avenue Historic District retains a fair degree of integrity with only a small amount of alteration, the most prevalent being the application of replacement siding. Roughly 88 percent of the resources in the Maple Avenue Historic District are contributing to the historic district. The streetscape remains largely as it did during period of significance, with minor losses due to flooding (1972) and recent road improvements.

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Census records, maps, other information from Ancestry.com & FindAGrave.com

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Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: CBCA, PC Buffalo NY

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ±31.29 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.) see continuation sheets

1	<u>18</u> Zone	<u>351293</u> Easting	<u>4660823</u> Northing	3	<u>18</u> Zone	<u>351448</u> Easting	<u>4660831</u> Northing
2	<u>18</u> Zone	<u>351384</u> Easting	<u>4660848</u> Northing	4	<u>18</u> Zone	<u>351492</u> Easting	<u>4660775</u> Northing

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

The boundary is illustrated on the attached map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the Maple Avenue Historic District encompass those properties historically associated with the growth and development of Maple Avenue from its mid nineteenth century estate era to its early twentieth century transformation into a street car suburb. The south boundary coincides with the extent of the street car line and district encompasses the area of Maple Avenue with the highest level of integrity.

11. Form Prepared By

name/title Jennifer Walkowski, Architectural Historian
organization CLINTON BROWN COMPANY ARCHITECTURE, pc date 13 June 2013
street & number 617 Main Street, Suite M303 telephone 716-852-2020
city or town Buffalo state NY zip code 14203
e-mail jwalkowski@clintonbrowncompany.com

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Additional Documentation

Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

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

Name of Property: Maple Avenue Historic District

City or Vicinity: Elmira

County: Chemung

State: NY

Photographer: Virginia L. Bartos, NYS OPRHP

Date Photographed: 7 May 2013

Description of Photograph(s) and number:

- 0001 of 0023. 310 Maple Avenue, view looking west.
- 0002 of 0023. Looking at southwest side of Maple Ave from Catherine Street. 452 Maple Ave is at right side of image.
- 0003 of 0023. Left to right, 361, 401 and 405 Maple Ave, view looking northeast.
- 0004 of 0023. 351 Maple (John Brand, Jr. House), view looking northeast.
- 0005 of 0023. West side of Maple looking south from 404 Maple.
- 0006 of 0023. 453 to 459 Maple, view looking northeast.
- 0007 of 0023. Looking northwest toward 460 and 456 Maple Ave.
- 0008 of 0023. 457 to 463 Maple Ave, view looking southeast.
- 0009 of 0023. 504 & 514 Maple Ave, view looking southwest. 506 Maple Ave not visible.
- 0010 of 0023. 552 & 554 Maple Ave, view looking southwest.
- 0011 of 0023. Looking southeast toward 579 Maple Ave.
- 0012 of 0023. Looking north from 601 Maple Ave.
- 0013 of 0023. Looking northeast from 709 Maple Ave.
- 0014 of 0023. 605 & 607 Maple Ave, looking southeast.
- 0015 of 0023. West side of Maple Ave from Mid Ave, looking southwest.
- 0016 of 0023. 736 to 730 Maple Ave, looking northwest.
- 0017 of 0023. Looking northwest from 758 Maple Ave.
- 0018 of 0023. 702 to 706 Maple Ave looking southwest.
- 0019 of 0023. West side of Maple Ave looking south from Sylvester.
- 0020 of 0023. 757 to 761 Maple, looking southeast.
- 0021 of 0023. 456-458 Maple Ave, view looking northwest.
- 0022 of 0023. 455 Maple Ave, view looking northeast.
- 0023 of 0023. 758 Maple Ave, view looking southeast.

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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.

United States Department of the Interior
National Park Service

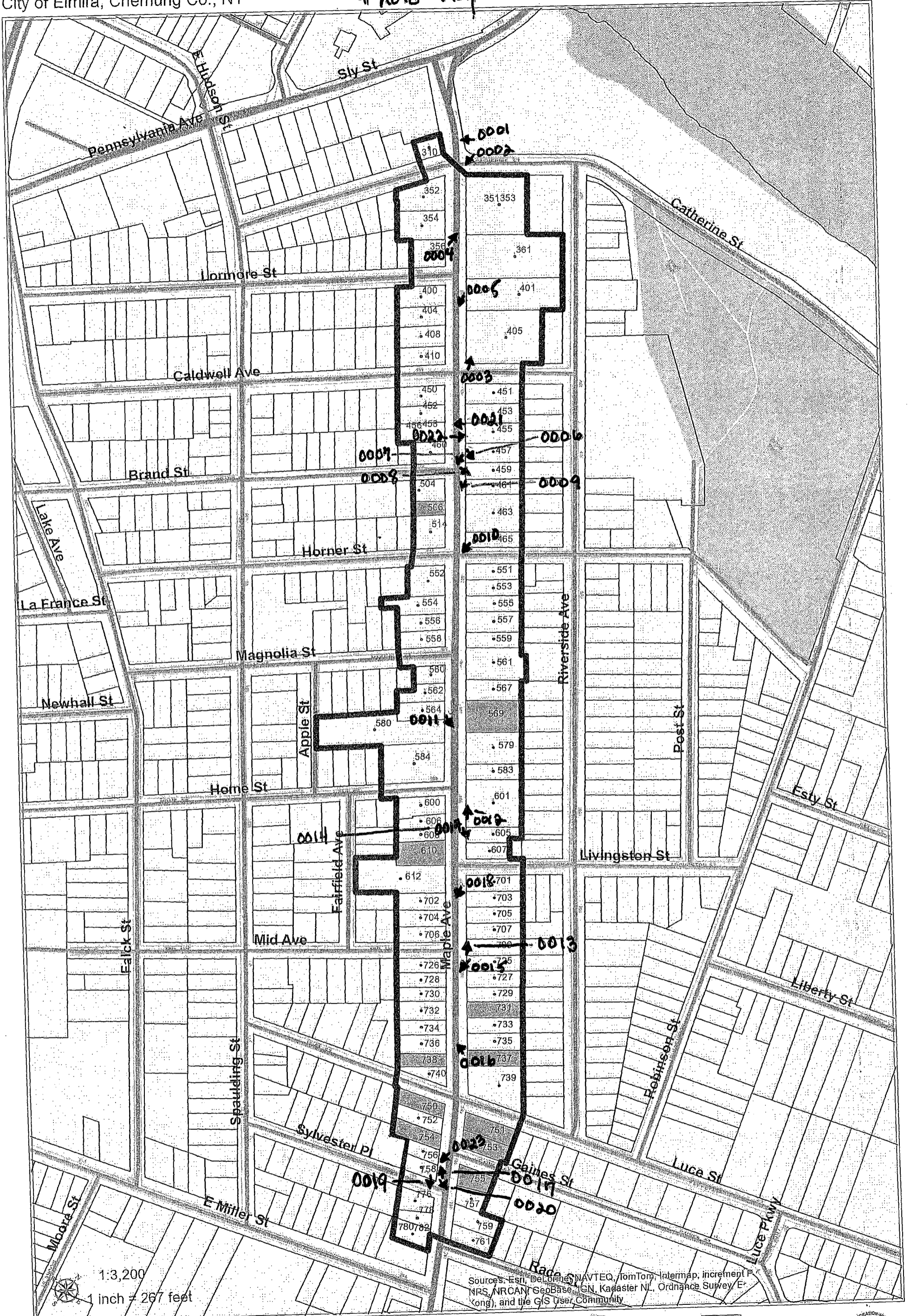
National Register of Historic Places
Continuation Sheet

Maple Avenue Historic District
Name of Property
Chemung County, New York
County and State
N/A
Name of multiple listing (if applicable)

Section number 10 Page 1 UTM references

Point	Zone	Easting	Northing
5	18N	351968	4660164
6	18N	352023	4660072
7	18N	352033	4660037
8	18N	351987	4659998
9	18N	351950	4659987
10	18N	351888	4660067
11	18N	351710	4660220
12	18N	351594	4660298
13	18N	351571	4660325
14	18N	351297	4660757
15	18N	351281	4660807

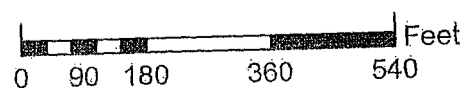
Photo Key



1:3,200
 1 inch = 267 feet

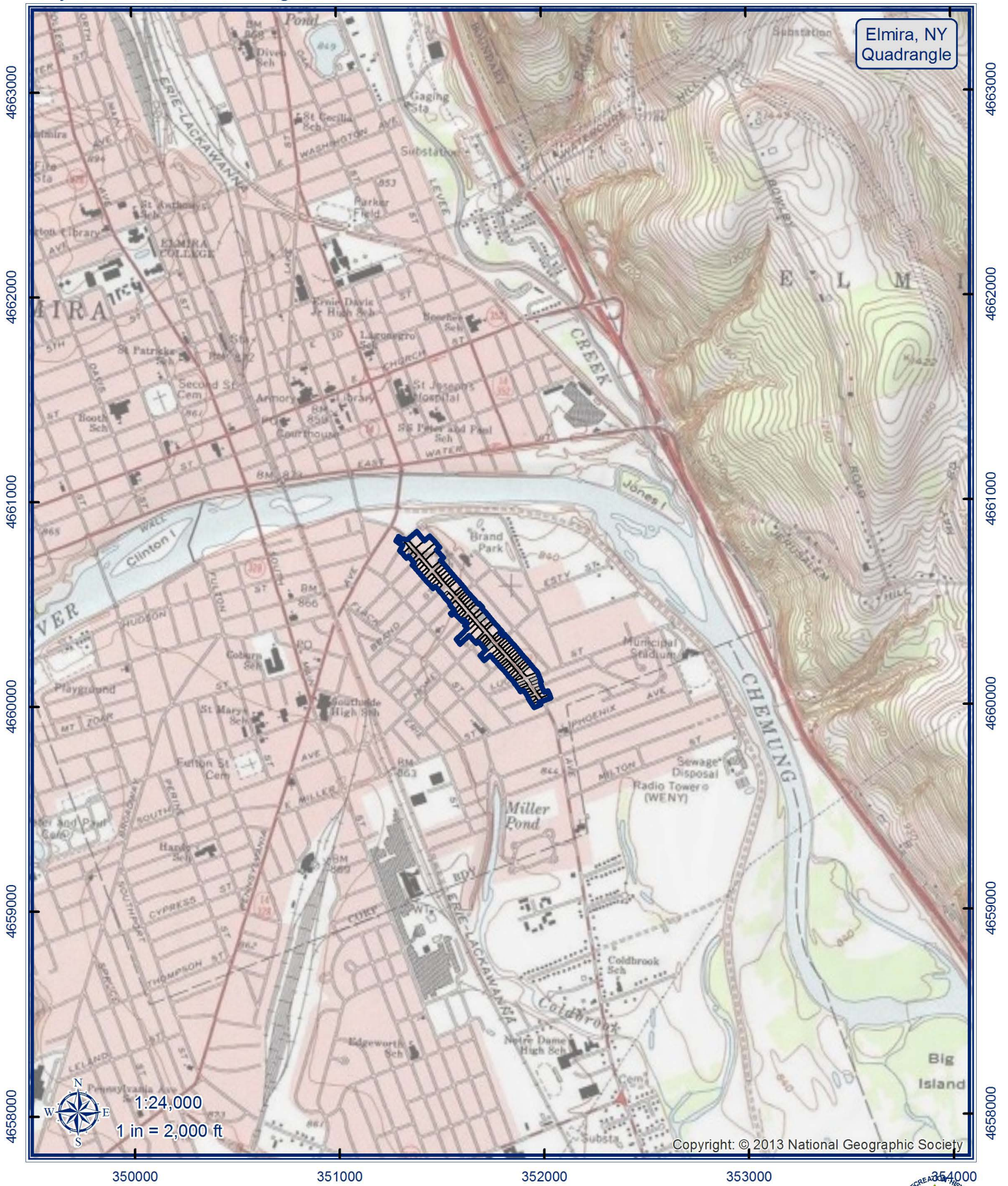
Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P, NRS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, and the GIS User Community

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



- Maple Ave HD
- Non-Contributing
- Tax Parcels
- Contributing





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

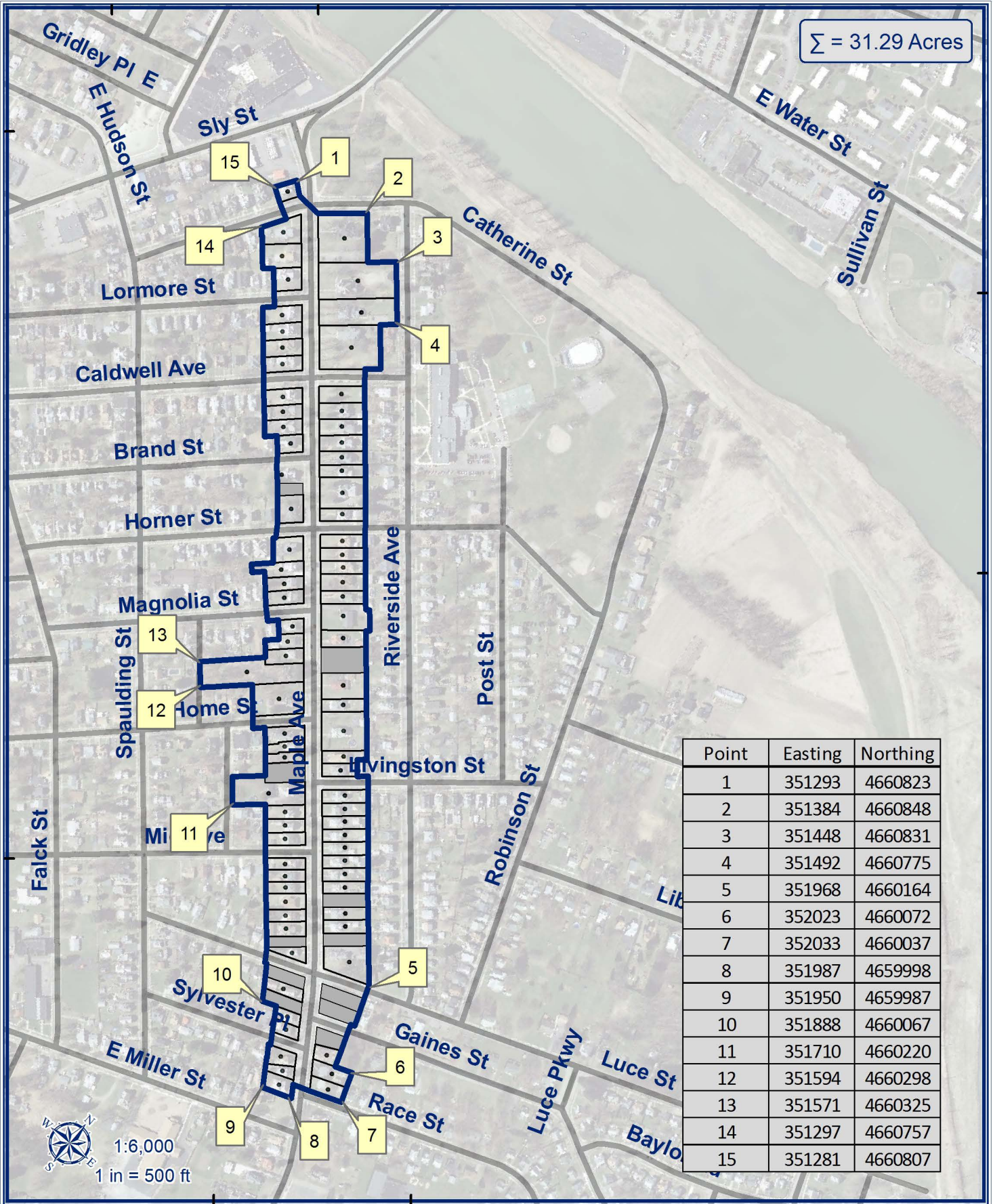


 Maple Ave HD

Tax Parcel Data:
Chemung Co. RPS
<http://chemung.sdgny.com>



Σ = 31.29 Acres



Point	Easting	Northing
1	351293	4660823
2	351384	4660848
3	351448	4660831
4	351492	4660775
5	351968	4660164
6	352023	4660072
7	352033	4660037
8	351987	4659998
9	351950	4659987
10	351888	4660067
11	351710	4660220
12	351594	4660298
13	351571	4660325
14	351297	4660757
15	351281	4660807

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



Tax Parcel Data:
 Chemung Co. RPS
<http://chemung.sdgny.com>





DRUG-FREE
SCHOOL
ZONE

NO
PARKING
ANY
TIME

17

14



MAPLE
CATHERINE

FOR RENT
CALL 555-1234

←















15

15

15th St

15th St











605



















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Maple Avenue Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Chemung

DATE RECEIVED: 6/28/13 DATE OF PENDING LIST: 7/23/13
DATE OF 16TH DAY: 8/07/13 DATE OF 45TH DAY: 8/14/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000599

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8-13-13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



New York State Office of Parks, Recreation and Historic Preservation

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



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

21 June 2013

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

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose two National Register nominations to be considered for listing by the Keeper of the National Register. Both nominations are submitted on discs:

Maple Avenue Historic District, Chemung County
Shantz Button Factory, Monroe County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office



CITY OF ELMIRA NEW YORK

Office of the Mayor
CITY HALL • 317 EAST CHURCH STREET • ELMIRA, NEW YORK 14901
www.cityofelmira.net • sskidmore@cityofelmira.net

Susan J. Skidmore
Mayor

Office: (607) 737-5644
Fax: (607) 737-5824

June 11, 2013

Dr. Virginia Bartos
Division for Historic Preservation
New York State Office of Parks, Recreation and Historic Preservation
Peebles Island
P.O. Box 189
Waterford, New York 12188-0189

Re: Maple Avenue Historic District
310 through 782 Maple Ave.

Dear Dr. Bartos:

I am pleased to recommend that the State Review Board and the National Park Service approve the nomination of the Maple Avenue Historic District to the State and National Registers of Historic Places. Maple Avenue is a gem with excellent examples of mid to late nineteenth century and early twentieth century architecture, including Italianate, Second Empire, Queen Anne, Colonial Revival, and Craftsman. As noted in the nomination, the Maple Avenue Historic District contains three individually Nation Register listed properties and we are proud that the creation of a district will enable properties owners to take advantage of state and federal historic rehabilitation tax credits.

As a Certified Local Government, the City of Elmira has supported the creation of a historic district and by resolution in September 2012 approved the submission of a grant application under the 2012 Certified Local government Grant Program to hire a consultant to prepare this nomination. The City appreciates the hard work put into this nomination by Clinton Brown Company Architecture and the State's Division for Historic Preservation. The City's Historic Preservation Commission met on May 14, 2013 and discussed the proposed Maple Avenue Historic District. I am pleased to transmit with this letter a resolution passed by the Historic Preservation Commission supporting the nomination of the Maple Avenue Historic District and concurring that, in its opinion, the area meets the criteria for listing as outlined in the nomination prepared.

Thank you for allowing us an opportunity to be part of this important process and for the State Review Board's consideration of this nomination to the prestigious National and State Registers of Historic Places.

Sincerely,

Susan J. Skidmore
Mayor

May 15, 2013

Attendance

Valley	Present
Delgrosso	Present
Humphries	Present
Butcher	Present
Perron	Present

TO THE ELMIRA CITY HISTORIC PRESERVATION COMMISSION

Dear Commissioners:

**RE: MINUTES & RESOLUTIONS
REGULAR HISTORIC PRESERVATION COMMISSION MEETING
MAY 14, 2013 AT 4:00 P.M.
ELMIRA CITY LAW LIBRARY, THIRD FLOOR, CITY HALL, ELMIRA, NEW YORK**

- 13-05-01 Resolution to dispense with the reading of the minutes of the Regular Meeting held
Butcher March 26, 2013.
5-0
- 13-05-02(a) Resolution authorizing the Elmira City Historic Preservation Commission to file a
Butcher negative declaration that the proposed roofing at the property commonly known as 462
5-0 W. Church Street will not have an adverse impact on the environment, in accordance with
 SEQRA, 6 NYCRR, Part 617.
- 13-05-02(b) Resolution approved granting the request and application, by Nino Curione, Biagio, for a
Delgrosso Certificate of Appropriateness for roofing, flashing, gutters and downspouts at 462 W.
5-0 Church Street.
- 13-05-03 Resolution approved to recommend approval for the Maple Avenue Historic District
Butcher nomination to the State and National Registers of Historic Places.
3-2 Abstentions
- 13-05-04 Act on resolution to adjourn.
Humphries
5-0

Respectfully Submitted,

Julie Elwood
Clerk to the Commission

Next HPC 5/28/13

RESOLUTION

NO. 13-05-03

Motion to recommend approval for the proposed Maple Avenue Historic District for nomination to the State and National Registers of Historic Places is made by Commissioner Butcher.

Seconded by Commissioner Humphries.

WHEREAS, this matter concerns a request, by the New York State Office of Parks, Recreation and Historic Preservation, concerning recommendation for the proposed Maple Avenue Historic District to be listed on the State and National Registers, and

WHEREAS, Jennifer Miller, Director of Community Development, discussed the nomination as presented to the Commission; and

WHEREAS, the commission has received and reviewed the following documents from the New York State Office of Parks, Recreation and Historic Preservation:

- Correspondence and criteria under which properties are evaluated – 3 Pages dated 12 April 2013; and
- A draft copy of the fully documented National Register of Historic Places Registration Forms – 44 Pages; and
- Map – 1 Page; and
- National Register of Historic Places Continuation Sheets – 11 Pages; and

WHEREAS, there was no public comment regarding this request;

NOW, THEREFORE, BE IT

RESOLVED, that the Elmira City Historic Preservation Commission, after reviewing the herein documentation and request by the New York State Office of Parks, Recreation and Historic Preservation for recommendation for the proposed Maple Avenue Historic District to be listed on the State and National Registers, primarily the criteria for listing on the State and National Registers set forth herein, hereby recommends that said properties, located in the proposed Maple Avenue Historic District, in the commission's opinion, meet the criteria for listing on the State and National Registers.

VOTE

AYES

X

COMMISSIONER HUMPHRIES

X

COMMISSIONER DELGROSSO ABSTAIN

X

COMMISSIONER BUTCHER

COMMISSIONER PERRON ABSTAIN

CHAIRPERSON VALLELY

5/14/13