

United States Department of the Interior
National Park Service



307

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 SOUTH WEDGE HISTORIC DISTRICT
other names/site number _____

2. Location

street & number 20 to 98 Alexander St; 20 to 123 Ashland St; 39 to 336 Averill St; 14 to 89 Bond St; 38 to 149 Comfort St; 1 to 396 Gregory St; 59 to 279 Hamilton St; 38 to 107 Hickory St; 426 to 793 South Ave; 1 to 22 Whalin St; 3 Van, 7 Stebbins & 15-16 Walton Streets N/A not for publication
city or town Rochester N/A vicinity
state New York code NY county Monroe code 055 zip code 14620

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 DBHPO 3/29/13
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 Alexis Abernathy 5/22/13
Signature of the Keeper Date of Action

South Wedge Historic District
 Name of Property

Monroe County
 County and State

5. Classification

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

Category of Property
 (Check only one box.)

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

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

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

Contributing	Noncontributing	
434	59	buildings
0	1	sites
0	0	structures
0	0	objects
434	60	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

2

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

- DOMESTIC/residence
- COMMERCIAL/store
- COMMERCIAL/office
- RELIGION/church
- EDUCATION/school
- RELIGION/convent
- GOVERNMENT/firehouse

- DOMESTIC/residence
- COMMERCIAL/store
- COMMERCIAL/office
- RELIGION/church
- Vacant

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

See continuation sheets

foundation: _____

walls: _____

roof: _____

other: _____

See continuation sheets

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.)

South Wedge Historic District
Name of Property

Monroe County
County and State

Summary Paragraph

The South Wedge Historic District is located in the southeast quadrant of the city of Rochester, Monroe County, New York. The district encompasses the core of this primarily residential neighborhood, which is made up mainly of detached two-story houses built as single-family or two-family residences (some now divided into multiple apartments). At the heart of the district is its main commercial corridor, which runs roughly north-south along South Avenue.

The South Wedge takes its name from its triangular form, bounded by the historic Erie Canal right-of-way (now the I-490 expressway), which is oriented southeast-to-northwest along the east boundary of the neighborhood; the Genesee River runs southwest to northeast and defines the west boundary of the neighborhood. Historically the north edge of the Ellwanger-Barry nursery grounds served as the third side of the triangle; today Linden is considered the southernmost street in the neighborhood. The Linden-South Historic District was listed in the National Register in 2008 and is not included in the present nomination.

Narrative Description

The South Wedge Historic District is located in a neighborhood in the southeast quadrant of the city of Rochester, Monroe County, New York. The district encompasses the core of this primarily residential neighborhood, which is made up mainly of detached two-story houses built as single-family or two-family residences (some now divided into multiple apartments). At the heart of the district is its main commercial corridor, which runs roughly north-south along South Avenue.

The South Wedge takes its name from its triangular form, bounded by the historic Erie Canal right-of-way (now the I-490 expressway), which is oriented southeast-to-northwest along the east boundary of the neighborhood; the Genesee River runs southwest to northeast and defines the west boundary of the neighborhood. Historically the north edge of the Ellwanger-Barry nursery grounds served as the third side of the triangle; today Linden is considered the southernmost street in the neighborhood. The Linden-South Historic District was listed in the National Register in 2008 and is not included in the present nomination.

The neighborhood is located just south of downtown Rochester, separated from downtown by what is now I-490 (location of the former Erie Canal right-of-way). Three commercial thoroughfares radiate from downtown, reflecting and reinforcing the neighborhood's characteristic triangular shape: Mt. Hope Avenue, South Avenue, and South Clinton Avenue. Most of South Avenue, with the exception of a section between Hamilton and Averill streets that is excluded from the district retains a substantial number of two to four-story commercial

South Wedge Historic District

Name of Property

Monroe County

County and State

and residential buildings that developed from the 1840s to the 1920s and give the street a traditional urban village character. Mt. Hope Avenue and most of South Clinton Avenue do not retain sufficient integrity to be included in the historic district due to gaps in the historic fabric and intrusions of recently constructed buildings.

District boundaries form an irregular "C" shape, drawn to encompass the most intact concentration of historic buildings. Within the district, most buildings retain a moderate to high degree of integrity of materials and design. The most common alteration is synthetic siding, but for the most part, even buildings with modern siding retain their characteristic form, massing, and details and reinforce the traditional character and rhythm of the streetscape. A substantial number of houses that had artificial siding when this neighborhood was surveyed in the late 1970s have since had the artificial siding removed and wood siding restored. This is particularly common on Alexander and Hamilton streets, although examples are seen throughout the district. Outside district boundaries, buildings are similar to those within the district in scale and age, but unsympathetic alterations are more prevalent and streetscapes are less cohesive than within the district.

Two buildings in the district are already listed in the National Register: the historic St. Andrew's Episcopal Church (now Calvary-St. Andrew's Church) and Nazareth House, both on Averill Avenue. There is one City of Rochester Preservation District in the new district: the South Avenue/Gregory Street Preservation District, encompassing a significant commercial cluster at a prominent intersection. It also includes two recognized City of Rochester landmarks: the house at 271 Hamilton Street, designated for its historic association with Frederick Douglass, and the Abeles Building at 681 South Avenue (which is also located in the South Avenue/Gregory Street Preservation District).

In keeping with the neighborhood's historically working-class/middle-class demographics, architecture in the South Wedge Historic District predominantly reflects vernacular interpretations of popular architectural styles rather than "high-style" or pure examples, with most buildings constructed by builders rather than architects, often with the help of pattern books. A few high-style examples do exist, particularly representing the Italianate and Queen Anne styles, and there are some architect-designed buildings. Two surveys done in 1977 and 1979 for the City of Rochester documented the historic architecture of the South Wedge and were used as reference points for this nomination.

RESIDENTIAL

The majority of buildings in the district are residential. Most houses in the neighborhood date from the 1840s through the 1880s, with very few built before or after that date range. In general, the neighborhood developed from north to south, although this represents a general progression rather than a strict rule. Properties were

South Wedge Historic District

Name of Property

Monroe County

County and State

usually developed singly or in small clusters, rather than as large subdivisions; therefore, it is common to find a heterogeneous mix of styles spanning the nineteenth century on the same street. Most houses are modest in size and architectural character. Many were built as doubles or converted to multi-family use not long after construction. A number of lots contain two houses, a pattern established by property owners seeking to accommodate extended families or supplement their income by renting out a second dwelling.

Multi-family housing containing more than two units was built primarily along the neighborhood's main commercial corridors. An unusual example is the row of Second Empire style townhouses at 477-483 South Avenue. Townhouses are a rare building type in Rochester and other upstate New York cities; consequently, this row is one of a handful of extant historic examples in the city. More common were small-scale apartment buildings. An architecturally significant example is the building at 540 South Avenue, constructed as a three-family apartment house. Other good examples include the multi-family houses at 173 Gregory Street and 22 Whalin Street.

Because the South Wedge developed as a middle/working-class neighborhood in the nineteenth century, historic garages and carriage barns are not common in the district, but there are some good examples, including the barns at 164 Averill Avenue, 251-253 Averill Avenue, 133 Gregory Street, 91 Hamilton Street, 104 Hamilton Street. Some properties have early twentieth century, one- to four-bay garages, reflecting the increased prevalence of automobile ownership in that era; these are considered to contribute to the district if they appear to have been built during the district's period of significance and retain substantial integrity to their original period of construction. Good examples are seen at 66 Alexander Street, 64 Hickory Street, 46 Hickory Street, and 636 South Avenue.

COMMERCIAL

Commercial buildings in the South Wedge are concentrated along the three north-south routes that have defined the Wedge since its earliest days: Mount Hope, South, and South Clinton avenues. South Avenue is the most intact commercial corridor, with strong concentrations of historic buildings around the intersection of South Avenue and Gregory Street and between Hamilton and Comfort streets. Notable early examples of commercial buildings on South Avenue include the buildings at 489 South Avenue, 491 South Avenue (possibly the oldest commercial building on the street), 638 South Avenue, 649-653 South Avenue, 674 South Avenue, 681 South Avenue, 696 South Avenue, 746 South Avenue, 785 South Avenue, and 789 South Avenue. A well-preserved example of a typical, modest nineteenth century commercial building is found at 602 South Avenue. Demolition has left some gaps; however, as a whole, the portions of the corridor within the district retain a high degree of historic character and a traditional pedestrian-oriented streetscape. Recent

South Wedge Historic District

Name of Property

Monroe County

County and State

redevelopment at 561 South Avenue demonstrates sensitivity to historic character that can be a model for future infill construction.

Notable commercial buildings are also seen on Gregory Street. A significant residential/commercial cluster exists just west of the intersection with Ashland Street, including an interesting pair of mixed-use commercial and residential properties at 131 and 133-37 Gregory Street. The building at 131 Gregory Street may be the oldest commercial building in the neighborhood. In addition to this grouping at Ashland Street, there are a few commercial buildings on Gregory Street east of South Avenue. The building at 395 Gregory Street, a former grocery store with upper-floor apartments, is the most prominent. The building at 381 Gregory Street is a more modest example.

INDUSTRIAL

Historically, industrial development in the South Wedge was concentrated at the edges of the neighborhood, along the Erie Canal and Genesee River. While a few individually notable historic industrial facilities survive, those areas are excluded from the present district because they do not retain sufficient integrity.

RELIGIOUS

The district includes two significant religious campuses. Calvary-St. Andrews, historically an Episcopalian church that later housed a combined Episcopalian and Presbyterian congregation and is now affiliated with the Presbyterian denomination, is listed in the National Register of Historic Places (2006), as is its former parish hall, Nazareth House (NR listed 1984), across the street. The church was designed in part by Richard M. Upjohn, son of Richard Upjohn, architect of Trinity Church in New York City. Two additional buildings affiliated with the church, the former Douglas Hall at 119 Ashland Street and the former rectory at 74 Ashland Street, are also significant based on their association with the church and with the Rev. Algernon Crapsey, a notable and controversial theologian active in social reform in the South Wedge.

St. Boniface is a historically German Catholic church on Gregory Street. The campus includes the church, rebuilt in 1959 after a fire, a school, rectory, and convent; the former school/gymnasium across the street is now the German House Banquet Center. Architecturally most notable are the rectory, convent, and German House.

Three other churches that once stood in the South Wedge are now gone and their sites redeveloped for other uses: South St. Paul Street Congregational (1850), at South Avenue and Hamilton Street; Calvary

South Wedge Historic District
Name of Property

Monroe County
County and State

Presbyterian Church, also on South Avenue at Hamilton (1856); and Emanuel German Evangelical Reformed (1867, rebuilt after a fire in the 1890s) at Hamilton and Bond streets.

EDUCATIONAL

Four buildings constructed for educational purposes survive in the district. These include the St. Boniface School and Douglas Hall, affiliated with St. Boniface and St. Andrew's churches, respectively, and discussed above in their religious context. Two former public schools survive, both now converted into apartments: the former School 13 at 1 Gregory Park (Gregory Street east of Ashland) and the former School 28 (336 Averill Avenue). The former School 13, the last in a series of school buildings at this site, was designed by J. Foster Warner and built in 1902-03. It served the neighborhood until 1979 when it was closed and subsequently converted into apartments. The school at 336 Averill Avenue, designed by Harvey Ellis, was built in 1884 to replace a school annex established in a church (since demolished) at the corner of Bond and Hamilton streets, but only operated for about 20 years. The building was sold and converted into commercial use. It was rehabilitated for apartments in the 1980s.

CIVIC

One building relating to city government survives in the district: the former Engine Co. No. 8 at 357 Gregory Street. This brick building became an International Order of Odd Fellows lodge in the 1940s.

ARCHITECTURAL STYLES

The South Wedge contains predominantly modest, well-built buildings that are vernacular in form and character with detailing reflecting popular styles of the mid- to late-nineteenth century. A small proportion of buildings represent "high-style," sometimes architect-designed examples of nineteenth century styles. Less common are vernacular and high-style twentieth century buildings. It was common for builders to incorporate elements of multiple styles, rather than strictly following a single architectural mode, so there are a number of houses that do not fit easily into one stylistic category; for example, a common combination was Italianate and Gothic Revival.

The earliest style that is well represented in the district is the Greek Revival style, the predominant model for early-nineteenth century residential construction in the United States. This style was particularly prevalent in western New York from 1830-1860, a period that corresponds to Erie Canal era development in Rochester.

South Wedge Historic District

Name of Property

Monroe County

County and State

Strong examples of the Greek Revival style in the South Wedge can be seen at 23 Alexander Street, 46 Alexander Street, 128 Averill Avenue (the front porch is a later alteration), and 115-117 Comfort Street.

The Gothic Revival style, one of several picturesque architectural styles that swept through the nation during the mid-nineteenth century, was popular in Western New York from 1840 to 1880. Common elements of the style include steeply pitched roofs, barge boards, windows extending into a gable and board-and-batten siding. The South Wedge Historic District lacks any “textbook” examples of the Gothic Revival style, but does have examples of mid- to late-nineteenth century houses with distinctive Gothic Revival decorative features. Examples are seen at 43 Averill Avenue, 125-127 Gregory Street, 233 Gregory Street, 91 Hamilton Street, and 98 Hamilton Street.

Inspired by rambling Italian farmhouses, the Italianate style abandoned formal classical rules in favor of informal compositions, which evoked an emotional response from the viewer and worked in harmony with the landscape. This style was extremely common in Western New York from 1855 to 1880. Characteristic elements include broad overhanging eaves supported by brackets, tall narrow windows, often with half-round heads, bay windows and porches with elaborate carpentry. The South Wedge has a number of fine examples of high-style Italianate buildings. Among the most notable Italianate style residences are the houses at 48 Alexander Street, 80 Alexander Street, 157 Gregory Street, 116 Hamilton Street, 56 Hickory Street, 85 Hickory Street, and 93 Hickory Street. Many modest vernacular houses in the district also incorporate Italianate details such as porch columns, window trim, or bracketed entry hoods.

The Italianate style was also commonly adapted to commercial buildings. Many commercial buildings constructed in the late-nineteenth century feature richly decorated columns or piers, arched upper-story windows with keystones and carved profiled moldings, and projecting cornices emphasized by modillions, brackets, or corbels. Excellent examples are seen at 435-437, 489, 602, and 789 South Avenue.

The French-inspired Second Empire style is rare in the South Wedge. Closely related to the Italianate style in many of its ornamental details, the style is most closely associated with the double-pitched mansard roof. The handful of Second Empire style houses in the district are among the South Wedge’s most architecturally notable buildings. The recently restored house at 86 Hickory Street is a fine, diminutive residence; a more unusual example is the house at 55 Averill Avenue. The townhouses at 477-483 South Avenue are rare local examples of Second Empire townhouses. The style could also be applied to commercial buildings, as at 684 South Avenue.

South Wedge Historic District

Name of Property

Monroe County

County and State

Closely related to the Gothic Revival, Second Empire, and Italianate styles, the Eastlake style refers to a specific character of decorative ornamentation applied to houses that might otherwise be described by another stylistic name, such as Queen Anne. Eastlake ornament consists of knobs, spindles, and circular motifs, often on gables and porches. Verandas feature rows of spindles, posts, and brackets. The house at 76 Alexander Street features Eastlake as well as Gothic Revival features. Commercial examples include the buildings at 402 South Avenue and 473 South Avenue, where Eastlake-inspired ornament is seen executed in masonry.

The Queen Anne style was inspired by late-Medieval English houses. Although the style encompasses a wide range of variation, the most common vernacular interpretations of the style share many common features including asymmetrical massing, the use of pattern-cut wood shingles at gable ends, wall surfaces broken by projections, a small gable asymmetrically located within a larger gable at the primary façade, and wraparound porches with turned posts and spindles. Several strong examples in the South Wedge epitomize the style. Among the definitive Queen Anne examples are the houses at 515 and 780 South Avenue. There are also a number of houses in the neighborhood that, while not classic Queen Anne, share a common inventiveness, richness of detail, and asymmetry. Good examples can be seen at 73 Alexander Street, 79-79, 5 Alexander Street, and 125 Hamilton Street.

More common are the many houses in the South Wedge whose builders incorporated some Queen Anne-inspired features into houses with more traditional floor plans and massing, adding some complexity without completely adopting the asymmetry and decorative inventiveness of the full Queen Anne style. The houses at 61 Sanford Street, 66 Alexander Street, 13-145 Comfort Street, 250 Hamilton Street, and 396 Gregory Street are good examples. Houses that combine Queen Anne and Colonial Revival features (such as classically inspired columns) are sometimes described as “free classic.”

Many houses in the South Wedge fall into the category of vernacular representations of a style with some ornamentation pertaining to one or more nineteenth-century styles, a combination often referred to as Folk or Vernacular Victorian. These houses reflect the expertise and traditional forms of local builders and demonstrate the growing availability of mass-produced building details. Typically, these details were of Italianate or Queen Anne styles, which were published in a wide variety of pattern books. In the South Wedge, these houses include modest one-story cottages as well as more spacious two-story dwellings. The majority are of wood-frame construction with clapboard siding, but some are brick.

Among the many examples of Folk/Vernacular Victorian houses in the neighborhood, good representative examples can be seen at 20 Ashland Street, 74 Ashland Street, 120 Averill Avenue, 133 Averill Avenue, 292

South Wedge Historic District

Name of Property

Monroe County

County and State

Averill Avenue, 23 Bond Street, 31 Bond Street, 35 Bond Street, 105 Comfort Street, 376 Gregory Street, 141 Hamilton Street, 40 Hickory Street, 42 Hickory Street, and 68 Hickory Street.

The Richardsonian Romanesque is another late-nineteenth century style, named after the characteristic buildings of Henry Hobson Richardson. The buildings are typically executed in masonry and project an image of weight, permanence, and density. Typical features include rough-hewn masonry, heavy arches, and short, squat columns. The Richardsonian Romanesque style is less common in the South Wedge than other late-nineteenth century styles and a few buildings show its influence (561 South Clinton, 700 South Clinton, and 540 South Avenue). An interesting domestic example, executed primarily in wood but with the characteristic massing and details of the style, is seen at 46 Hickory Street.

Because the South Wedge was almost fully built out by 1900, early to mid-twentieth century styles are rare in the district. There are a few good examples of Craftsman style houses, characterized by low-pitched roofs with wide, unenclosed eave overhangs, exposed roof rafters and/or decorative knee bracing and short, square porch columns set onto piers. These can be seen at 30 Alexander Street, 259 Gregory Street, and 149 Hamilton Street. Related to the Craftsman is the American Foursquare, best understood as a form rather than a style, as it could incorporate detailing from a variety of styles, Craftsman and Colonial Revival being most prevalent. The Foursquare form incorporates cubic massing, hipped roofs with broad overhanging eaves, hip-roof dormers and full-width porches. Good examples can be seen at 113-123 Averill Avenue, 172-174 Averill Avenue, and 200 Hamilton Street. The house at 200 Hamilton Street is atypical because it was built in the early-twentieth century on Reservoir Street, outside the survey area, and moved to this location in the 1980s.

Simple, utilitarian designs were common in early-twentieth century commercial buildings. This restrained mode is sometimes referred to as the Commercial style. Characteristic features include symmetrical composition, minimal, abstracted ornamentation, storefronts with large display windows and multi-paned transoms, and flat rooflines, often incorporating a parapet to conceal a sloped roof. Several good examples are found on South Avenue, particularly at 429 South Avenue, 433 South Avenue, 455 South Avenue, 634 South Avenue, and 674 South Avenue.

Later in the twentieth century, commercial design embraced the modern movement that rejected historically derived ornamentation and looked to industrial and nautical design for inspiration. A few business owners in the South Wedge remodeled their storefronts in the Moderne style, creating an eye-catching look that contrasted with traditional neighboring buildings. These are seen at 522 and 732 South Avenue. The only building in the district representing the related International style is the medical office building at 758 South

South Wedge Historic District
Name of Property

Monroe County
County and State

Avenue. While it is a good example of the style and does not detract from the streetscape, it is noncontributing because it was built after the district's period of significance.

PROPERTY INVENTORY/BUILDING LIST

20 Alexander Street, c. 1840s

(One contributing building, one noncontributing out building)

One and one-half story, Greek Revival residence with wood shingle siding. Low-pitch, front-facing gabled roof with returns. Gable-roofed hood over front door supported by brackets and slender, plain posts on brick stoop. Varied window configurations on facade (two-over-one, one-over-one, two-over-two). First-story windows have been shortened, evidenced by irregular trim and interruption of shingle pattern beneath windows. Property includes a one-bay frame shed/garage; appears to be of recent construction (noncontributing).

23 Alexander Street, c. 1840

(One contributing building)

One and one-half story, Greek Revival-style brick residence. Irregular front-facing T-shaped plan. Low-pitch, front-facing gabled roof with prominent returns; low-pitch hip-roofed one-story side wing. Full-width front porch with round columns. Stone lintels and sills. Six-over-six double-hung replacement windows; tall porch rail is not original.

24 Alexander Street, c. 1875

(One contributing building)

Two-story, late-nineteenth-century vernacular residence with clapboard siding. Irregularly shaped, tri-gable form with unequally sized wings; wing on west side is wider and set farther back than wing on east side. Full-width front porch with pediment over entry; separate entry into west wing, which has first- and second-story porches.

25-27 Alexander Street, c. 1840s

(One contributing building)

One and one-half story, Greek Revival, brick residence with low-pitched gable roof. Front-facing L-shaped plan with rear cross-gable wing. Flat-roofed, full-width front porch supported by plain round columns. Stone lintels and sills; one-over-one replacement windows. Porch rail has been replaced.

26 Alexander Street, c. 1900

(One contributing building)

Two-story, vernacular double residence with clapboard siding. Rectangular plan; hipped roof with cross gables and prominent hip-roofed dormer. Half-width, partially inset porch at one corner, with second-story corner porch above; second entry has pediment hood with pilasters.

28 Alexander Street, c. 1891

(One contributing building)

Two-story, Queen Anne-style residence roughly rectangular footprint; vinyl siding. Gable-on-hip roof with side cross-gables and prominent front gable above polygonal projecting bay. One second-story window at center of bay has been removed or covered by siding. Partial-width front porch with pediment; delicate low-relief ornament in pediment.

South Wedge Historic District
Name of Property

Monroe County
County and State

29 Alexander Street, c. 1860s (porch added later, likely c. 1900-1910)
(One contributing building)

One and one-half story, Greek Revival, front-gabled residence; roughly rectangular plan. Vinyl siding. One-story pent-roofed side wing runs full length of house from front to back. Full-width, hip-roofed front porch with round columns; pediment over entry, which is in one-story wing. one-over-one replacement windows.

30 Alexander Street, c. 1910
(One contributing building, one contributing outbuilding)

Two-story, Craftsman style residence; gable-front and side-wing form. Full-width front porch with low-pitch gable roof supported by paired square posts above a solid rail. First-story siding is of wide boards; second-story siding is wood shingles applied in alternating courses of tall and short exposure for a banded appearance; regularly coursed shingles in porch gable with central diamond-shaped decorative shingle pattern. Window shapes, sizes, and configurations vary and include distinctive Craftsman-style three-over-one double-hung windows (singly and in pairs), and fixed leaded-glass windows. Property includes a multi-bay, early twentieth-century (1926-1938) garage with pent-roofed overhang (contributing).

31 Alexander Street, c. 1980s
(One noncontributing building)

Contemporary, one and one-half story residence with rectangular footprint. Irregular roof shape: front-facing gable roof with uneven slopes. Raised partial-width gable-roofed front porch, circular louver in porch gable and decorative fan in main gable. Side entry porch with pent roof. Noncontributing due to age and incompatible scale.

32-34 Alexander Street, 1890s
(One contributing building)

Two-story, late nineteenth-century vernacular double residence with rectangular footprint. Front-facing gable roof; shed dormers. Clapboard siding; shingles in gable. Double entries: right (west) entry is flush with façade and has pedimented hood; left (east) entry is recessed in inset corner porch with pediment. Inset second-story side porch above first-story porch. Replacement windows; oversized window in gable.

33 Alexander Street, c. 1870
(One contributing building, one contributing outbuilding)

Two and one-half story, Queen Anne-style residence. Stone foundation. Rectangular footprint; complex cross-gabled roofline with partial-width, front-facing gable. Unusual partial-width front porch with concrete-block foundation and gable-on-hip roof. Primary siding material is wood clapboard, with wood shingles gables. Varied window shapes and configurations including round and half-round windows. Decorative trim includes swan's-neck pediment with projecting roundels and swag over front first-floor window, floral scroll in porch gable, decorative brickwork on chimney with terracotta inserts, band to either side of round window in east gable. Property includes a one-bay, hip-roofed, early twentieth-century garage with shiplap siding and rolling overhead garage door (contributing).

36 Alexander Street, ca. 1860s
(One contributing building)

Two-story, mid-nineteenth-century vernacular residence with clapboard siding. Roughly rectangular footprint; front-facing gable roof with cross-gables. Flat-roofed entry porch with plain square posts. Projecting one-story

South Wedge Historic District
Name of Property

Monroe County
County and State

polygonal bay window on east side. Pointed double gable windows were present in 1979 survey; all pointed window surrounds were applied post-1979. Integrity considerably improved since 1979 survey due to removal of asphalt siding and restoration of clapboards.¹

39-41 Alexander Street, ca. 1860s
(One contributing building)

Two-story, mid-nineteenth-century vernacular double residence. Cross-shaped plan with front-facing gable roof, broad projecting cross gables. Symmetrical facade with double projecting bay windows on first story, evenly spaced one-over-one double-hung windows on second story, paired round-arched gable windows. Matching side entry porches with entry into cross-gable wings. Window openings in first-story bay windows appear to have been altered. Clapboard siding restored after 1979.

40 Alexander Street, c. 1890s
(One contributing building)

Two-story, late-nineteenth-century vernacular residence. Cross-shaped plan with front-facing gable roof, projecting cross gables. Simulated brick siding. Full-width, partial wraparound porch with low-pitched hip roof, supported by square posts with decorative brackets. Two six-over-one windows in gable.

42 and 42 ½ Alexander Street, c. 1850s (42) and c. 1890s (42 ½)
(Two contributing buildings) Two buildings on one legal lot:

42 Alexander Street: One and one-half story, Greek Revival residence. Rectangular plan with front-facing gabled roof. Flat-roofed entry porch with replacement rail and slender square posts (not original); Italianate brackets. Vinyl siding; replacement windows. Despite alterations, scale, massing and general character are consistent with the neighborhood.

42 ½ Alexander Street: Vernacular residence in two sections: left (east) section is single-story with side-facing gable roof, front-facing cross gable; right (west) section is one and one-half stories, recessed behind plane of east section, with front-facing gable roof; primary entrance is on this section beneath extension of west section roof overhang. Vinyl siding consistent on both sections.

43 Alexander Street, c. 1860s
(One contributing building)

Two-story, brick, mid-nineteenth-century vernacular residence. Gable-front-and-wing form. Partial wraparound porch with low-pitched hipped roof; pediment at cutaway porch corner above stairs. Porch is supported by paired round columns; no porch rail. Sandstone lintels and sills; first-story windows are tall and narrow. Diminutive arched window with sandstone sill in gable.

46 Alexander Street, c. 1840s
(One contributing building, one contributing outbuilding)

One and one-half story, brick Greek Revival residence roughly rectangular footprint. Low-pitched gable roof with returns; stone foundation. Flat-roofed entry porch with round columns. Stone lintels and sills (painted); first-floor windows are tall; frieze windows. One-story rear addition. Property includes a gable-roofed, one-bay, early twentieth-century garage (contributing).

47 Alexander Street, c. 1869

¹ References to 1977 and 1979 are to the Landmark Society of Western New York's 1977 and 1979-80 surveys, each of which documented a different set of properties in the South Wedge neighborhood.

South Wedge Historic District
Name of Property

Monroe County
County and State

(One noncontributing building)

Two-story, mid-nineteenth-century vernacular residence with vinyl siding. Low-pitch gable roof; partial width front porch with gable roof supported by square posts. Two front doors; asymmetrically placed second-story windows. Extensive alterations since 1979 have obscured house's historic character. Noncontributing due to extensive alterations.

48 Alexander Street, c. 1871-72

(One contributing building)

Two-story, brick Italianate-style house; irregular footprint. Low-pitched hipped primary roof, with front-facing projecting cross-gable with returns and Italianate brackets at eaves. Flat-roofed entry porch extends across projecting bay; chamfered posts with spindlework and brackets at eaves. Curved bow window with slender pilasters and brackets at eaves. Plain stone lintels and sills. Foundation is ashlar cut Medina sandstone. Roof capped by iron cresting. Lower, hipped-roof wing extends to the rear.

52 Alexander Street, c. 1880s-90s

(One contributing building, one contributing outbuilding)

Two-story house with Queen Anne and American Foursquare features; clapboard siding with cornerboards. T-shaped plan with hipped primary roof with flared eaves; gabled wing. Partial-width, hipped-roof porch with clapboard rail and piers, flared eaves. Gable-on-hip dormer with triple window and shingles in gable featuring diamond pattern. Integrity considerably improved since 1979 with removal of asphalt shingle siding and restoration of clapboards. Property includes a one-bay garage, minimally visible from the street but appears on 1938 Sanborn map (contributing).

53-55 Alexander Street, c. 1914

(One contributing building)

Two-story, vernacular double residence with clapboard siding. Rectangular footprint; front-facing gable roof. Full-width front porch with hipped roof supported by plain round columns alternating with slender square posts.

Nathaniel Square, 62 Alexander Street, 2001-2008

(One noncontributing site)

Landscaped corner lot; octagonal paved plaza with multiple built features, including metal sculptural elements, low concrete and stone seating and posts, bronze figural statue of Nathaniel Rochester (artist Pepsy Kettavong, 2008). Perimeter plantings including ornamental trees and shrubs. Park opened in 2006; noncontributing due to age.

66 Alexander Street, c. 1890s

(One contributing building, one contributing outbuilding)

Two-story, Queen Anne-style residence with cross-shaped plan; front-facing gable roof with projecting gabled wings. Partial-width, wraparound front porch with shallow-pitched hipped roof, turned posts, and carved brackets; decorative sunburst motif on facade. Very good example of the Queen Anne style. Integrity considerably improved since 1979 with removal of asbestos siding, restoration of clapboard and of previously obscured details; front door restored to likely original location. Property includes a one-bay, rock-faced concrete-block early twentieth-century garage with pent-roofed overhang supported by brackets (contributing).

68 Alexander Street, c. 1869

South Wedge Historic District
Name of Property

Monroe County
County and State

(One contributing building)

Two-story, late-nineteenth-century vernacular residence with cross-shaped plan; gabled roof with unequally sized cross-gabled wings, clapboard siding. Full-width wraparound front porch with tall entablature supported by round classical columns likely dates to c. 1900; modern metal porch rail and replacement windows. Clapboard siding restored after 1979.

70 and 70 1/2 Alexander Street, c. 1870s (70 Alexander), c. 1840s (70 1/2 Alexander)

(Two contributing buildings) Two houses on one legal lot.

70 Alexander Street: Two-story, Queen Anne/stick-style residence with complex roofline, clapboard siding. Appears to have a main hipped roof with front-facing cross gable; side cross-gabled wings. Scalloped shingles boards under windows on facade, applied Stick-Style flat trim at second-story sills and first-story lintels; second-story porch above entry. House appears to have lost a front porch, which likely wrapped the corner where the front door is now; door was probably recessed (configuration may have been similar to 66 Alexander Street, which shares a similar footprint and roofline). Clapboard siding restored after 1979.

70 1/2 Alexander Street: One and one-half story, Greek Revival-style residence set at rear property line of 70 Alexander Street. Front-facing gable roof with returns; vinyl siding. First-story windows are paired one-over-one sash, directly below paired second-story windows; configuration and sizes do not appear original. Later shallow entry porch with pediment. Although alterations detract from integrity, this is a rare early house that retains characteristic scale, massing, and general character.

72 Alexander Street, c. 1840s-60s

(One contributing building, one noncontributing outbuilding)

Two-story brick Greek Revival-style residence with front-facing gable roof and cross-gabled wings, enclosed front and side entry porticos; front portico has pediment and sidelights, side windows now boarded. Stone lintels and second-story stone stills (first-story windows have been shortened and openings partly filled). Property includes a six-bay, gable-roofed garage (noncontributing due to apparent age).

73 Alexander Street, c. 1875

(One contributing building)

Two-story Queen Anne-style residence; steeply pitched gable roof with projecting cross-gable wings. Wood clapboard siding, shingles in gable. Unusual full-width rock-faced stone porch, partially curved and partially covered by flat roof, curved at the end, supported by round columns. Variety of window shapes and configurations, including triple window in projecting second-story bay supported by brackets; decorative gable window; elaborate barge board. Porch rail between stone posts is replacement; stone porch may be original or may be an early alteration.

75 Alexander Street, c. 1915-18

(One contributing building)

Two-story, early twentieth-century vernacular house with clapboard siding. Rectangular footprint; front-facing pedimented gable roof with cross gables. Partial-width concrete front porch flat roof with plain support posts (porch is not original, but predates 1979 survey). One-story, hip-roofed enclosed side porch projects on east side. Triple window in gable; second-story bay windows on side; missing second-story window over porch (altered into door before 1979, removed after that date).

76 Alexander Street, c. 1871

South Wedge Historic District
Name of Property

Monroe County
County and State

(One contributing building)

Two-story residence with Gothic Revival and Italianate elements; clapboard siding. Steeply pitched, front-facing gable roof with side cross-gable wing; clapboard siding; entry portico with Italianate front porch (original); carved vergeboard decoration at gable peak. Segmentally arched hoods over second-story windows. Gabled rear wing telescope back: first wing is two stories high with lower roofline than primary roof and has one-story side porch, partially enclosed, with trim matching front porch; behind this is a one and one-half story, gable-roofed attached garage with shed dormer. High integrity.

77 Alexander Street, c. 1869

(One contributing building)

Two-story mid-nineteenth-century vernacular residence with clapboard siding. Cross-shaped plan; front-facing gable roof with projecting cross-gable wings. Full-width front porch supported by classical columns (likely c. 1900); porch rail is nonhistoric. Pointed window in gables. Rear porch with turned posts and carved brackets. Gable trusses that were present in 1979 are now missing; otherwise integrity is very good.

79-79 1/2 Alexander Street, Built or altered in 1890s

(One contributing building)

Two-story, Queen Anne-style residence with irregular, roughly rectangular footprint and complex roofline. Front-facing gable roof with semi-conical hood topped by finial; cross-gables; side tower with pyramidal roof, flared eaves, and finial. Full-width front porch with low-pitched hipped roof, partial-width second-story porch with flat roof. First-story porch roof supported by grouped square posts and round columns with carved horizontal bands; second-story porch roof supported by grouped square posts. Unusual design; integrity has improved since 1979 with removal of artificial siding and restoration of clapboard.

80 Alexander Street, c. 1872

(One contributing building)

Two-story brick house on a corner lot with Italianate and Gothic Revival features. Roughly cross-shaped plan; gable-and-side-wing form. Two-story projecting semi-hexagonal side bay. Original front and side porches with square posts, elaborately carved Italianate/Gothic brackets. Stone foundation, smooth sandstone water table, carved stone lintels and plain stone sills. Drops at corners of eaves. Iron cresting. Primary chimney has incised brick patterning; full chimney height restored after 1979. Gable-roofed rear wing, lower in height than primary roofline. Excellent integrity; outstanding example of style.

81 Alexander Street, c. 1890s

(One contributing building)

Two-story, late-nineteenth-century vernacular house with clapboard siding. Rectangular footprint; pedimented gable roof. Full-width front porch supported by square posts above solid rail; enclosed side entry with hipped roof. Paired gable window. Replacement windows and shutters.

82 Alexander Street, c. 1873

(One contributing building)

Two-story, Queen Anne-style residence with complex roofline (hipped with front- and side-facing cross gables), clapboard siding. Many distinctive decorative features including gable-roofed entry porch with unusual pierced rounded brackets; side entry porch with carved brackets. Tall first-story windows; elaborate patterned stickwork between second-story windows; small paired square windows over portico and at gable; finial at roof peak. Very good integrity.

South Wedge Historic District
Name of Property

Monroe County
County and State

83 Alexander Street, c. 1880s

(One contributing building)

Two-story, late-nineteenth century vernacular residence with clapboard siding. Gable-and-side-wing form. Full-width, flat-roofed wraparound front porch with slender square posts above solid, clapboard-sided rail. Pointed false shaping with incised motifs above second-story windows; flat decorative molding above tall first-story windows; boarded pointed gable window.

84 Alexander Street, 1890s

(One contributing building, one contributing outbuilding)

Two-story, Queen Anne/Shingle Style residence with pedimented front-facing gable roof, projecting cross-gable wing. Clapboard siding, with shingles in gables. Entry porch with low-pitched pedimented gable roof on slender Ionic columns supported by stone piers. Polygonal projecting bay above entry porch, with wavy clapboard siding; first-story oriel on front. Varied window sizes and configurations. Front gable walls curve to either side of an inset tripartite bay window with arched vent above. Very good integrity and a strong example of the style. Property includes a gable-roofed garage apparently attached to flat-roofed, concrete-block garage spanning width of property at rear; difficult to see but appears to match configuration shown on 1938 Sanborn map (contributing).

85-87 Alexander Street, c. 1914

(One contributing building)

Two-story, vernacular double residence with clapboard siding. Strictly symmetrical plan and facade: gable roof with broad, slightly projecting cross-gable wings; front and side gables have returns. Matching partial-width paired porches wrapping corners, each with low-pitched hipped roofs supported by squat round columns on rock-faced concrete block piers and walls. Varied window sizes and configurations; paired gable windows.

86-88 and 88 1/2 Alexander Street, 1890s (both 86-88 and 88 1/2)

(Two contributing buildings) Two houses on one legal lot:

86-88 Alexander Street: Queen Anne/Shingle style double residence, Two-stories plus tall attic. Complex roofline with front-facing gable, hipped corner tower, cross-gables (one projecting as side wing). First and second stories clad in clapboard siding; shingles in gable. Stone foundation; two front entry porches at opposite front corners, one inset and the other projecting with shallow-pitched hipped roof; both have round columns. Shallow projecting bay and oriel on facade. Varied window sizes and configurations, including blind oval window in tower. Four inset double-hung windows in gable beneath projecting hood with arch-patterned shingles over each window. Very good integrity.

88 1/2 Alexander Street: Two-story gable-roofed residence with a full-width, enclosed front porch and pent-roofed, enclosed side entry porch. Stucco siding.

90 Alexander Street, c. 1860s

(One contributing building, one noncontributing outbuilding)

One and one-half story, Greek Revival residence with clapboard siding; L-shaped plan, gable-and-side-wing form. Low-pitched, front-facing gable roof, clapboard siding. Italianate entry hood with carved brackets and drops; side entry porch in inner corner of an L. Tall first-floor windows; openings shortened at the top and applied ornament added. Asphalt siding removed and windows replaced since 1979. Property includes one apparently recently constructed garage (noncontributing due to age).

South Wedge Historic District
Name of Property

Monroe County
County and State

92 Alexander Street, c. 1874
(One contributing building)

Two-story, mid-nineteenth-century vernacular residence with low-pitched, front-facing gable roof, asphalt shingle siding (clapboard behind porch). Full-width front porch with delicate columns and brackets. Porch was enclosed in 1979 survey and has been opened and rebuilt since then. Round window in gable; similar round window on west side below eaves. Small enclosed side entry porch with hipped roof on east side, set back from street. Replacement windows.

89 Alexander Street, Late twentieth century
(One noncontributing building)

Most of lot is vacant, with a late twentieth-century three-bay garage at the rear.

91 Alexander Street, Vacant lot.

93 Alexander Street, c. 1886
(Non-contributing building due to alterations, one non-contributing outbuilding)

One and one-half story vernacular residence with front-facing gable roof, wood shingle siding. Partial-width, hip-roofed wraparound front porch; hip-roofed side entry porch. Two-story rear wing with side-facing gabled roof. Despite alterations, retains massing, scale, and general character consistent with neighborhood. Property includes an early twentieth-century garage with clapboard siding and half-round window (contributing).

94 Alexander Street, Vacant lot.

95 Alexander Street, c. 1869
(One contributing building)

Two-story, mid-nineteenth-century vernacular residence with front-facing gable roof, rear cross-gable wing. Clapboard siding on street side, newer vertical wood siding on sides. Tall first-story windows on primary facade. Asphalt siding removed after 1979; front and side porches shown in 1979 survey photos missing.

96 Alexander Street, c. 1870
(One contributing building)

One and one-half story, mid-nineteenth-century vernacular residence with simple rectangular footprint; low-pitched front-facing gable roof. Clapboard siding. Replacement windows; front porch shown on 1979 survey photograph removed and replaced with steps and rail. One-story rear wing with rear-facing gable.

98 Alexander Street, 1875-88
(One contributing building)

Two-story, late-nineteenth-century vernacular residence. Modified cross-shaped plan with front gable and cross-gable wings; northwest corner filled (both first and second stories). Full-width wraparound front porch with flat roof supported by square, beveled columns; two sets of stairs on front.]Asbestos siding (clapboard behind porch); replacement windows. Porch columns and rails replaced after 1979.

20 Ashland Street, ca. 1900
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

First appears on 1900 map; style appears earlier, suggesting a possible move. One and one-half story, mid-nineteenth-century vernacular residence with clapboard siding; rectangular footprint. Low-pitch gable roof. Hipped one-story side entry porch running the length of the house, partially enclosed, with turned post at front corner. One-story rear-gabled wing.

24 Ashland Street, c. 1890s
(One contributing building)

Two-story, late-nineteenth-century vernacular residence; rectangular footprint. Front-facing gable roof; full-width front porch with pent roof supported by turned posts. Scalloped boards in panels above and below-second-story windows. Vinyl siding; replacement windows.

25 Ashland Street, c. 1890s
(One contributing building)

Two-story, late-nineteenth-century vernacular residence; front-facing gable roof and cross-gable wing, both with gable returns. Full-width front porch with turned posts, vinyl siding with scalloped boards above second story windows. Current porch post-dates 1979 survey (enclosed porch shown in 1979 photo). Attached garage on north side (not original).

26 Ashland Street, c. 1880s
(One contributing building, one contributing outbuilding)

Vernacular cottage, one story with tall attic. Front-gable-and-side-wing form. Wood shingle siding. Shed-roofed entry porch with square posts at inside corner of an L. Rock-faced cast concrete block foundation. Current porch rail and posts replaced metal porch supports post-1979. Property includes a gable-roofed garage at rear of an Lot with two pairs of swinging carriage-house style doors and clapboard siding, built between 1926 and 1938 (contributing).

31 Ashland Street, c. 1892
(One contributing building)

Two-story, late-nineteenth-century vernacular residence; front-gable-and-side-wing form. Asbestos siding. Partial-width front stoop with metal railing, no porch roof. Despite alterations that have diminished integrity, retains massing and scale characteristic of the neighborhood.

67-69 Ashland Street, 1896
(One contributing building)

Two-story, late-nineteenth-century vernacular double residence. T-shaped plan, gable-and-side-wing form. Double front porches, one projecting at northeast corner, the other recessed set into an L at southeast corner, both with shallow-pitched hipped roofs and round columns above solid rail. Synthetic siding. Paired window in gable.

73 Ashland Street, c. 1860s-70s
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

One and one-half story, mid-nineteenth-century vernacular residence with low-pitched front-facing gable roof, synthetic siding. Full-width front porch with flat roof supported by square posts on solid rail. One gabled dormer; one-story side wing along south side.

74 Ashland Street, c. 1870
(One contributing building)

Two-story vernacular house with Eastlake porch detailing. Steeply pitched gable roof, full-width front porch with turned posts, brackets; hip-roofed side porch on the south side. Significant as the longtime residence of Rev. Algernon Crapsey, who served as pastor of the neighboring St. Andrew's Church (now Calvary St. Andrew's Presbyterian Church). Integrity significantly improved with restoration of clapboard siding, and replacement of solid porch rail with more appropriate rail.

78-80 Ashland Street, c. 1923
(One contributing building)

Two-story, symmetrical double residence with side-facing gable roof. Full-width, hip-roofed front porch with round columns. Gabled dormers with returns; paired windows in dormers. Two front doors; one-over-one double-hung windows. Clapboard siding.

119 Ashland Street, 1882
(One contributing building)

Two-story brick building with a rectangular footprint, short end facing Ashland Street. Hipped roof; ridge line perpendicular to the street. Symmetrically arranged, south-facing facade with two pedimented entry porches, one at each corner; porch designs differ in roof shape and column configuration. Windows have segmental-arched heads and are arranged symmetrically. There are two dormers in the roof, facing south, and a cross-gable on east side with applied projecting stickwork. Brackets in eaves; patterned bands of buff-colored brick at lintel lines.

123 Ashland Street, c. 1892
(One contributing building)

Two-story, late-nineteenth-century vernacular residence. Rectangular footprint; front-facing gable roof with gable returns; gabled dormer on north side. Asphalt and asbestos siding. Shallow gabled hood over slightly recessed entry. Triple window on first story and paired window in gable. Alterations to siding, windows and porch but still has integrity in terms of general massing and scale characteristic of neighborhood.

39 Averill Avenue, c. 1880
(One contributing building)

Two-story transitional Queen Anne-style residence with cruciform/T-shaped footprint; front-facing gable roof with asymmetrically projecting cross-gable wings. Projecting gable-roofed entry porch; second porch set into corner of the T, both supported by round columns. Vinyl siding with simulated fishscale shingles in gables.

43 Averill Avenue, c. 1870-75
(One contributing building, one noncontributing outbuilding)

One and one-half story, late-nineteenth-century brick residence with Eastlake/Gothic Revival proportions and detailing. Steeply pitched front-facing gable roof with Eastlake trim at peak; tall one-over-one windows on first floor; wood front door. Gable-roofed side porch on west side. High level of integrity and a good example of its style. Property includes a two-bay, gable-roofed garage with wood shiplap siding and modern overhead rolling

South Wedge Historic District
Name of Property

Monroe County
County and State

garage doors, built after period of significance (does not appear on 1924-38 or 1938-50 Sanborn maps) (noncontributing).

52 Averill Avenue, c. 1860-70
(One contributing building)

Two-story, late-nineteenth-century vernacular residence; gable-and side-wing form with low-pitched gable roof. Clapboard siding. Circular oculus window in gable. Flat-roofed porch set into an L, partially enclosed, with slender square porch support; second-story balcony on porch roof. Asbestos shingle siding removed and clapboard restored.

55 Averill Avenue, Late 1860s/early 1870s
(One contributing building, one noncontributing outbuilding)

Unusual Second Empire-style house; one story with mansard attic. Irregular footprint. Full-width front porch with flat roof and square supports in twos and threes; trim includes column capitals and corbel-like trim at porch eaves; rail curves outward. Steep jerkinhead dormer-like hood at center of facade with cut-out patterned, angled vergeboard above steeply pointed window. Dormers with flat hoods and carved surrounds. The battered polygonal tower along the west side is an unusual feature. There have been some alterations along the west side of the house, notably the enclosure of the base of the tower, but the front portion retains a high degree of integrity. Property includes a two-part garage: gable-roofed, two-bay garage to east attached to two-story, side gable-roofed, stucco-clad garage section. Sanborn maps show east section built between 1926-1938; west section built between 1938-1950; garage as a whole is noncontributing due to extensive alterations.

56 Averill Avenue, c. 1860s
(One contributing building)

One and one-half story, mid-nineteenth-century vernacular house. Low-pitched front-facing gable roof; full-width, front porch with slender turned columns supporting nearly flat hipped roof. Wide aluminum siding. Enclosed side entry on east; rear addition with steeply pitched gable roof.

59-61 Averill Avenue, c. 1870
(One contributing building, one contributing outbuilding)

Two-story, mid-nineteenth-century vernacular house; gable-and-side-wing plan with low-pitched gable roof. Clapboard siding. Hood over front entry with Italianate brackets. Enclosed porch (first-story entry, second-story sleeping porch), inset in inner corner of an L. Asphalt shingle siding removed since 1979 and clapboard restored. Property includes a flat-roofed, concrete block garage, built 1926-38 (contributing).

60 Averill Avenue, 1888-1900
(One contributing building)

Two-story, late-nineteenth-century vernacular residence. Rectangular footprint; steeply pitched gable roof with dormer on east side. Clapboard siding. Recessed corner entry porch with thick square post and solid, sided rail; flat entablature-like trim bands above first-story and second-story windows span facade and wrap corners.

64 Averill Avenue, c. 1850s-60s
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

One and one-half story, mid-nineteenth-century vernacular residence; gable-front-and-wing form with low-pitched front-facing gable roof. Low-pitched, nearly flat hip-roofed porch spans front and wraps corner to fill inner corner of the L; square posts and solid sided rail. Aluminum siding. Despite alterations to siding and porch, retains characteristic scale, massing, and general character in keeping with the streetscape.

69 Averill Avenue, c. 1884

(One contributing building, one contributing outbuilding)

Two-story, late nineteenth-century vernacular residence; gable-and-wing form with steeply pitched roof, asbestos shingle siding. Enclosed, shallow-pitch hipped-roof entry porch fills inner corner of the L. Despite alterations, scale, massing, and general character are in keeping with the streetscape. Property includes a two-bay, early twentieth-century frame garage with pent-roofed overhang; one bay has possibly original sliding doors, the other has rolling overhead garage door (contributing).

70 Averill Avenue, 1888-1900

(One contributing building)

Two-story, late nineteenth-century vernacular residence. Clapboard siding. Variation on gable-and-wing plan with primary gable ridge line parallel to street, front-facing, lower cross-gable. Hip-roofed porch fills and extends beyond inner corner of an L; square posts and brackets. Asphalt shingle siding removed since 1977 and clapboard restored. Integrity is high.

71-73 Averill Avenue, 1906

(One contributing building)

Two-story, early twentieth-century vernacular double residence. Rectangular footprint, with front-facing pedimented gable roof; gabled dormers. Clapboard siding; shingles in gable. Entry porch with low-pitched hip roof supported by round columns, connected by shallow pent-roofed overhang to porch on opposite (east) corner, which is partially inset and also features round columns. This is an example of a two-entry double house form commonly seen on Averill Avenue and other streets in the South Wedge. Central oriel window supported by brackets.

74 Averill Avenue, c. 1850-52

(One contributing building)

One and one-half story, mid-nineteenth-century vernacular residence with low-pitched, front-facing gable roof. Clapboard siding. Pent-roofed side wing extends along east side, terminating in projecting gable-roofed entry porch with square posts. Since 1977, asphalt shingle siding removed and clapboard restored.

75-77 Averill Avenue, 1906

(One contributing building)

Two-story, early twentieth-century double residence; eclectic stylistic influence. Unusual form with side-facing gable roof, lower centered front-facing cross-gable. Clapboard siding. Tudor Revival-inspired double porches with suggested half-timbering in pediments flank central cross-gable bay containing triple first- and second-story windows. Round-arched doors; two-story polygonal bay window on side; screened second-story corner porch at northeast corner. High level of integrity. Interesting variation of the two-entry double house form common on Averill Avenue and elsewhere in the neighborhood.

76-78 Averill Avenue, c. 1870

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story, late-nineteenth-century vernacular double residence. Gable-and-wing form. Gabled entry porch with turned posts; second entry porch with square posts and carved brackets set into inner corner of an L with second-story porch above. Decorative panel at gable peak; flat hood across second-story windows. Wavy asphalt shingle siding (clapboard visible behind second-story corner porch).

81 Averill Avenue, c. 1860s

(One contributing building, one contributing outbuilding)

One and one-half story, mid-nineteenth-century vernacular house with rectangular footprint, low-pitched front-facing gable roof. Fieldstone foundation; clapboard (possibly cement-board) siding. Partial-width wraparound porch with shallow-pitch hipped roof on turned posts. Tall four-over-four first-story windows. Rear wing has board-and-batten siding. Property includes a four-bay, side-gabled concrete-block garage at rear with overhead rolling garage doors oriented toward Ashland Street, shown on 1938 Sanborn map as "4 cars, cin[der] block" (contributing).

82 Averill Avenue, c. 1860s

(One contributing building)

One and one-half story, mid-nineteenth-century vernacular residence with rectangular footprint, low-pitched front-facing gable roof, clapboard siding. Full-width wraparound porch with hip roof, pediment above entry, squat square posts on solid paneled rail. After 1977, asbestos shingle siding removed and clapboard restored.

Nazareth Hall

94 Averill Avenue, 1893, enlarged 1911

(One contributing building; individually National Register listed)

Brick Neo-Renaissance-style institutional building with an L-shaped plan formed by intersection of two roughly square sections. Front (original) section is three stories on raised basement, with low-pitched hipped roof. Partial width centered front porch with fluted round columns and flat roof. First- and second-story windows set into elongated, segmentally arched brick openings; third-story windows in round-headed openings with sandstone sill course. Alternating rows of raised brickwork at corners simulating quoins. Narrow dentilled band below closely spaced carved brackets at eaves. Rear section (added 1911) is two stories with tall window openings similar to first/second story openings on original building; flat roof with projecting wood cornice.

St. Andrew's Episcopal Church,

95 Averill Avenue, 1873-1880

(One contributing building; individually National Register listed; one noncontributing outbuilding)

Calvary-St. Andrew's Presbyterian Parish, historically St. Andrew's Episcopal Church. Gothic Revival; asymmetrical in plan; red brick walls with decorative white brick in patterning bands across facades; Medina stone trim, water table, window sills, stairs, and retaining walls; ornamental wood brackets, siding, mouldings, door and window tracery, mullions, surrounds. Prominent bell tower is offset and engaged on building's north side; square in plan, with corners splayed in the shaft causing the tower to become octagonal at the top. East of the church is a one-bay, flat-roofed, concrete-block garage, not on 1950 Sanborn map (noncontributing due to age).

102 Averill Avenue, c. 1881

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story, late nineteenth-century vernacular residence; cross-shaped plan with steeply pitched gable roof and cross-gabled wings. Aluminum siding. Low-pitch gable-roofed porch set into one corner, projecting forward; turned posts on brick piers. Multipaned window in gable.

104-106 Averill Avenue, c. 1840s-1860s

(One contributing building, one noncontributing outbuilding)

One and one-half story, mid-nineteenth-century vernacular residence with front-facing gable roof, vinyl siding. Front entry with steps and pipe rail, no porch or hood. Side entry porch with hipped roof; turned post. Tall first-story windows. Property includes a garage, built 1938-50 (noncontributing due to age).

108-110 Averill Avenue, 1906

(One contributing building)

Two-story, early twentieth-century double residence with rectangular footprint; pedimented gable roof and cross gables. Entry porch with low-pitched hip roof supported by fluted round columns, connected by shallow pent-roof overhang to porch at opposite (east) corner, which is partially inset and also features fluted round columns. Central bay window supported by brackets. Vinyl siding.

111 Averill Avenue, c. 1886

(One contributing building)

Two-story, early twentieth-century residence; front-facing pedimented gable roof with projecting cross-gable wing; asbestos siding with clapboard and scalloped shingles in gable. Full-width, shallow pitched hip roof front porch supported by round columns. Earliest in a notable row of an Late nineteenth/early-twentieth-century houses (111-123 Averill) apparently developed by a single owner (Sarah Dougherty shown as owner on 1888 map).

113-115 Averill Avenue, 1906

(One contributing building)

Two-story, early twentieth-century double residence. American Foursquare form: rectangular footprint; hip roof, hipped dormers (front and sides), clapboard siding (first story), wood shingles (second story). Entry porch at northwest corner with pedimented gable roof supported by square columns, connected by shallow pent-roof overhang to porch at opposite (east) corner, which is partially inset and also features fluted square columns. Central bay window supported by brackets. Part of a notable row of a late nineteenth/early-twentieth-century houses (111-123 Averill).

114 Averill Avenue, c. 1850s

(One contributing building)

Two-story, mid-nineteenth-century vernacular residence with front-facing gable roof, clapboard siding. Hip-roofed side entry porch (west side); hip-roofed one-story projecting bay (east side). Tall first-story windows.

117 Averill Avenue, 1906

(One contributing building)

Two-story, Colonial Revival double residence. Rectangular footprint; front-facing pedimented gable roof with gabled dormers. Clapboard siding. Full-width front porch supported by round columns, with carved bracket above each column; two staircases, one at each end, with shallow pediment above each. Polygonal bay window on second story. above left (east) pediment. Two entries, one recessed at northeast corner. Paired six-

South Wedge Historic District
Name of Property

Monroe County
County and State

over-six window in gable. High level of integrity. Part of a notable row of an Late nineteenth/early twentieth-century houses (111-123 Averill).

120 Averill Avenue, c. 1860s
(One contributing building)

One and one-half story, nineteenth-century vernacular residence. Gable-and-side-wing form. Clapboard siding. Pent-roofed porch inset into an L with turned post, brackets and spindles. Since 1977 survey, asphalt siding removed and clapboard restored.

123 Averill Avenue, c. 1898
(One contributing building)

Two-story, late-Queen-Anne/Free Classic style residence. Irregular footprint. Side-gable roof, with front-facing cross-gable atop projecting polygonal bay. Clapboard siding with shingles in front gable. Full-width front porch with pediment above steps; brackets at eaves of pediment and at eaves of front gable. Paneled front door with sidelight. Varied window sizes and shapes, some with leaded glass, including round-arched window in pediment, Palladian windows in side gables. Good example of its style and integrity is high. Part of a notable row of early-twentieth-century houses (111-123 Averill).

124 Averill Avenue, 1888-1900
(One contributing building)

Two-story, Stick-style residence; front-facing gable roof with asymmetrically projecting cross-gable wings. Clapboard siding with patterned shingles in gables. Partial-width, hip-roofed front entry porch with square posts and stick-style brackets. Decorative horseshoe trusses at front gable; simpler angled trusses at side gables. House has been restored since 1977 survey with removal of artificial siding and restoration of porch, considerably improving integrity. Excellent local example of the Stick Style. Property includes a 21st-century garage (noncontributing due to age).

127 Averill Avenue, c. 1860s
(One contributing building)

One and one-half story, vernacular residence with low-pitched gable roof. Low-pitched side entry porch near rear with turned post. Clapboard siding. First-floor windows are tall and narrow with replacement sash. Since 1977 survey, asbestos shingles removed and clapboard restored.

128 Averill Avenue, c. late 1830s-1840s
(One contributing building)

One and one-half story brick Greek Revival residence; front-facing gable roof with returns. Enclosed full-width front porch with low-pitched hipped roof (not original). One-story rear wing extends back.

133 Averill Avenue, c. 1860
(One contributing building)

Single-story vernacular cottage with front-facing gable roof, clapboard siding, scalloped boards in gable. Gable-on-hip entry hood with round columns. Tall, narrow windows with replacement sash; smaller window in gable.

135 Averill Avenue, c. 1860s-70s
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

One and one-half story vernacular residence with low-pitched, front-facing gable roof. Hip-roofed side entry porch. Asbestos shingles.

136 Averill Avenue, c. 1850s-60s
(One contributing building)

One-story vernacular cottage with low-pitched front-facing gable roof, wood shingle siding, enclosed side entry porch.

140 Averill Avenue, c. early 1860s
(One contributing building)

Two-story, gable-and-side-wing residence with shallow-pitched front-facing gable. Vinyl siding. Enclosed entry porch set into an L. Replacement windows. Despite alterations, retains scale, massing, and general character consistent with neighborhood.

141 and 143 Averill Avenue, c. 1890s (141);
(Two contributing buildings). Two houses on one legal lot:

141 Averill Avenue: Two-story, transitional Queen Anne/Colonial Revival residence with front-facing pedimented gable roof, wall dormers. Clapboard siding. Full-width hip-roofed front porch with unusually shaped posts grouped in twos and threes on masonry piers; pediment above entry with bracketed returns.

143 Averill Avenue: one-story, gable-roofed residence at rear of lot, with foundation matching the main house. Siding is not easily visible from the street but appears to be clapboard. Might be an earlier house moved to back of lot.

145 Averill Avenue, c. 1890s
(One contributing building)

Two and one-half-story, vernacular gable-and-side-wing residence with partial-width front porch set in inner corner of an L. Clapboard siding. Concrete block chimney is later/early twentieth century.

146 Averill Avenue, c. 1880s-1890s
(One contributing building)

Two-story, vernacular gable-and-wing residence. Shallow front porch set into inner corner of an L with flared wood-shingled roof supported by turned posts with decorative brackets. Asbestos shingle siding. First-floor later tripartite picture window. Despite alterations to siding and windows, retains integrity in terms of scale, massing, and general character consistent with the neighborhood.

149 Averill Avenue, c. 1860s
(One contributing building)

Two-story, vernacular residence with simple rectangular footprint. Shallow-pitched gable roof, recessed side entry with shallow-pitched hipped roof. Vinyl siding (replaced simulated brick siding after 1977). Despite alterations, retains characteristic massing, scale and general character consistent with the neighborhood.

150 Averill Avenue, c. 1870s-1880s
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story, Queen Anne-style residence with roughly cross-shaped plan; front-facing gable roof and cross-gabled side wings. Partial-width front porch inset into inner corner of an L on east side with shallow-pitched gable roof. First-story cutaway corners with brackets. Clapboard siding with patterned shingles in gable.

153-155 and 153 1/2 Averill Avenue, c. 1880s (153-155); c. 1911 (153 1/2)

(Two contributing buildings) Two houses on one legal lot:

153-155: Two-story, transitional Queen Anne/Colonial Revival-style double residence. Rectangular footprint with front-facing pedimented gable roof and cross-gables. Hip-roofed entry porch on the right (west); inset porch with pediment on at southeast corner, both with round columns and decorative railings. Synthetic siding.

153 1/2: single-story, gable-roofed cottage at rear of lot; asbestos shingle siding. Maps suggest c. 1911 construction date; could be an earlier house moved to this location.

154 Averill Avenue, c. 1870s

(One contributing building)

Two-story, transitional Queen Anne/Colonial Revival residence with clapboard siding. Front-facing pedimented gable roof, slightly projecting cross-gable wings. Full-width, pent-roofed front porch with square posts, with pediment over entry. Tripartite picture window in gable. Asbestos siding removed and clapboard restored after 1979.

157 Averill Avenue, c. 1860s-1870s

(One contributing building, one noncontributing outbuilding)

One-story vernacular cottage with front-facing gable roof, cross-gable side wing; clapboard siding. Appears to have had a porch removed relatively recently; front door is raised well above grade. Property includes a concrete garage with overhead door; difficult to see from street but appears to be extensively altered (noncontributing due to alterations).

158 Averill Avenue, c. 1870s-1890s

(One contributing building, one noncontributing outbuilding)

One-story vernacular cottage with rectangular footprint. Clapboard siding. Front-facing gable roof, full-width, hip-roofed enclosed front porch. Property includes a two- or three-bay, gable roofed garage; difficult to see from street but appears that doors and siding have been altered (noncontributing due to alterations).

163, 165, and 167-167 1/2 Averill Avenue, 163: c. 1870s, 165: c. 1890s, 167: c. 1870s

(Three contributing buildings, one noncontributing outbuilding). Three houses on one legal lot:

163 Averill Avenue: Two-story vernacular residence. Side-gabled principal roof form with lower, front-facing two-bay cross-gable. Vinyl siding; some windows replaced; may be missing an original porch. Despite alterations, retains characteristic massing, scale and general character.

165 Averill Avenue: Two-story vernacular residence with gable roof, pent-roofed side wing, hip-roofed side entry enclosure. Clapboard shingles. Situated at the rear of the lot shared with 163 and 167 Averill.

167-167 1/2 Averill Avenue: One and one-half story vernacular residence with gable roof. Clapboard siding. Enclosed, hip-roofed side entry porch; off-center front entry with no porch or overhang. Property includes a one-bay, early twentieth-century garage (noncontributing due to alterations).

164 Averill Avenue, 2008

(One noncontributing building, one contributing outbuilding)

South Wedge Historic District
Name of Property

Monroe County
County and State

Single-story residence with broad gable roof, gabled entry porch. Vinyl siding. Modern construction. Noncontributing due to age and incompatible massing. Property includes a two-story, gable-roofed barn with clapboard siding at rear (northeast) corner, built 1900-1910 (contributing).

171 Averill Avenue, c. 1870s-1880s

(One contributing building, one contributing outbuilding)

Single-story vernacular cottage with front-facing gable roof, partial-width enclosed porch with gable roof matching pitch of primary roof, clapboard siding. Windows have original trim. Property includes a hip-roofed garage, not easily visible from the street but appears on 1918 and later maps (contributing).

172-174 Averill Avenue, c. 1909

(One contributing building)

Two-story American Foursquare double residence. Hipped roof, with hip-roofed dormers. Clapboard siding. Entry porch at west corner has pedimented gable roof supported by square columns with decorative brackets, connected by pent-roof overhang to porch at opposite (east) corner, which is partially inset and also features square columns with decorative brackets. Bay window supported by brackets between the two porches. High integrity and a good example of its style.

175 Averill Avenue, 1888-1900

(One contributing building)

One and one-half story vernacular residence with front-facing gable roof, slightly projecting cross-gable wings. Corner entry porch with pent roof and turned post. Asbestos shingle siding. Window openings appear to have been reduced; replacement sash.

176 Averill Avenue, c. 1870s

(One contributing building)

Two-story vernacular residence; gable-and-wing form. Gable-roofed front porch with square posts and spindles; hip-roofed side porch set into inner corner of an L with matching posts and spindles. Clapboard siding. Clapboard siding restored.

179 Averill Avenue, c. 1870s-1880s

(One contributing building)

One and one-half story vernacular residence; gable-and-wing form. Corner entry stoop with shallow gabled hood over entry. Wood shingle siding, undersized shutters (not original).

182 Averill Avenue, c. 1840s

(One contributing building)

One and one-half story vernacular residence. Low-pitched gable roof, full-width enclosed front porch. Wood shingle siding.

185 Averill Avenue, c. early 1850s

(One contributing building)

Two-story vernacular residence. Gable-and-wing form with entry porch filling inner corner of an L. Porch has low-pitched gable roof with pediment, supported by round columns on brick piers. Synthetic shingle siding, replacement windows.

South Wedge Historic District
Name of Property

Monroe County
County and State

190 Averill Avenue, c. 1860s
(One contributing building)

One-story vernacular cottage with gable roof, inset pent-roofed corner porch with turned post, asphalt shingle siding.

194 Averill Avenue, c. 1870s
(One contributing building)

Two-story vernacular residence with rectangular footprint. Clapboard siding. Front-facing, low-pitched gable roof. Full-width, flat-roofed front porch supported by round Doric columns. Rear porch with slender turned columns.

241 Averill Avenue, c. 1900
(One contributing building)

Two-story transitional Queen Anne/Colonial Revival residence with rectangular footprint. Clapboard siding. Gable-on-hip roof with off-center front cross-gable, side cross-gable on west side. Partial-width, pent-roofed front porch with square chamfered posts. Hip-roofed, enclosed side entry porch (west side).

245 Averill Avenue, c. 1860s-70s
(One contributing building, one noncontributing outbuilding)

One and one-half story vernacular residence with low-pitched gable roof. Asbestos shingle siding. Tall, narrow first-floor windows shortened with paneled aprons. Hip-roofed, enclosed side entry porch (east side). Despite alterations, retains characteristic massing, scale, and general character typical of the neighborhood. Property includes a side-gabled, one-bay garage (noncontributing due to extensive alterations to siding and doors).

251-253 Averill Avenue, c. 1892-93
(One contributing building)

Two-story, transitional Queen Anne/Colonial Revival-style residence. Clapboard siding. Front-facing gable roof, slightly projecting polygonal cross-gable side bays; on front and side gables, triangular portion is extended forward and supported by scrolled brackets. Full-width, hip-roofed front porch with pediment above entry, supported by round columns (paired at either side of entry stair). six-over-six and eight-over-eight replacement windows. Property includes a two and one half-story brick carriage house (1888-1900) with front cross-gable, diminutive cupola (contributing).

257 Averill Avenue, c. 1890s
(One contributing building)

Two-story, transitional Queen Anne/Colonial Revival-style residence. Clapboard siding. Rectangular footprint; front-facing gable roof, cross-gables. Brackets at eaves. Full-width, flat-roofed front porch with Doric columns. Tripartite window in gable. Asphalt siding removed and clapboards restored.

261 and 263 Averill Avenue, c. 1870s-1880s

(Two contributing buildings, one contributing outbuilding) Two buildings on one legal lot.

263: Two-story vernacular residence. Clapboard siding. Gable-and-side-wing form. Hip-roofed porch set into inner corner of an L with plain, square post and modern replacement stair and handrail. Triple window on first story (not original).

261: Two-story, flat-roofed rock-faced concrete-block building; first appeared on 1918 map as "Ford Taxi Co."

South Wedge Historic District
Name of Property

Monroe County
County and State

267 and 269 Averill Avenue, c. 1870s (267); 1888-1900 (269)

(Two contributing buildings) Two houses on one legal lot.

267: One-story vernacular cottage with front-facing gable roof. Full-width front porch with low-pitched hip roof. Vinyl siding.

269: Two-story, gable-roofed vernacular residence, at rear of lot; not readily visible from the street but appears to have vinyl siding in a combination of clapboard-style and imitation scalloped shingles.

271 Averill Avenue, c. 1870s

(One contributing building)

One and one-half story vernacular residence with clapboard siding. Gable-and-side-wing form with hip-roofed entry porch at inner corner of an L. Italianate brackets on corner porch. Since 1979, asphalt shingle siding removed, clapboard siding restored; Greek Revival door surround at front door altered.

281 Averill Avenue, c. 1850s, altered early twentieth century

(One contributing building)

1-story brick vernacular residence on tall raised basement. Hipped roof with central, front hip-roofed dormer. Full-width front porch, wraps around east side, supported by round columns. Unique in the neighborhood.

287 Averill Avenue, 1890s

(One contributing building)

Two-story Queen Anne-style residence with clapboard siding (wood shingles, some decoratively cut, in gable, pediment, and dormers). Rectangular footprint. Pyramidal roof with finial; front-facing, slightly projecting cross-gable bay; front and side gabled dormers. Full-width, shallow hip-roofed front porch with pediment above entry; porch is supported by Ionic columns. Asphalt shingle siding removed and clapboard restored since 1979 survey. High integrity.

291 Averill Avenue, c. 1870s

(One contributing building)

Two-story brick residence; vernacular with Italianate detailing. Gable-and-wing form with low-pitched hip-roofed full-width front porch supported by square posts with solid, clapboard-sided rail (not original). Second-story windows have projecting segmental arched lintels with keystones.

292 Averill Avenue, c. 1870s

(One contributing building)

Two-story residence with Gothic Revival features; clapboard siding. Gable-and-wing form, corner entry porch with decorative brackets, paired windows on first story and round-arched windows on second. Cross bracing at gable peak. Asbestos siding removed since 1979, considerably improving integrity.

295 Averill Avenue, c. 1890s

(One contributing building)

Two-story vernacular/early American Foursquare residence. Gable roof with slightly projecting cross-gables. Full-width front porch supported by battered square posts; pediment over entry. Asphalt siding in simulated brick pattern.

South Wedge Historic District
Name of Property

Monroe County
County and State

297-299 Averill Avenue, Front house: built or remodeled 1900-1910; rear house: c. 1930

(Two contributing buildings) Two houses on one legal lot.

Front house: Two-story double residence with rectangular footprint. Clapboard siding on first story, patterned shingles above. Gabled gable roof with returns; side dormers. Central two-story bay window. Two entry porches, at opposite sides of facade; porch to right (west) projects while porch to left (east) is mostly inset.

Rear house: Difficult to see from street; appears to be a two-story, gable roofed vernacular residence with clapboard siding.

298 Averill Avenue, c. 1880s

(One contributing building)

Single-story vernacular cottage; front-facing gable with side wing. Flat-roofed entry porch with square posts and decorative brackets at inner corner of an L. Tall, narrow windows; pointed vents in gables. Asbestos siding.

302 Averill Avenue, c. 1880s

(One contributing building)

Single-story vernacular cottage. Gable roof. Flat-roofed entry hood with decorative brackets. Vinyl siding and replacement windows.

305 Averill Avenue, c. 1880

(One contributing building)

Two-story vernacular residence; front-facing gable roof with cross-gables. Partial-width entry porch with gable roof, supported by round columns. Vinyl siding (shingles in porch gable).

309 Averill Avenue, c. 1880

(One contributing building, one contributing building)

Two-story vernacular residence; gable-and-wing form. Hip-roofed side entry porch set into an L supported by round columns. Tri-part first-floor window. Clapboard siding. Property includes a two-bay garage with shallow pitched roof, vertical board siding on front and shiplap siding on sides, modern overhead doors, built between 1918-1926 (contributing).

336 Averill Avenue, 1884 (primary building); c. 1905 (secondary building)

(One contributing building, one contributing outbuilding)

Primary building: Three-story brick building with corner tower (originally a school); hipped roof on main portion of building, pyramidal roof on tower. Varied window shapes including round- and segmentally arched; flat brick pilasters; corbels below cornice.

Second building on the lot is a two-story gable-roofed barn-like outbuilding, built between 1900-1910; this may have been built when the building was converted to industrial use.

14-16 Bond Street, c. 1915

(One contributing building, one contributing outbuilding)

Two-story American Foursquare double residence. Side-facing gable roof; hip-roofed front dormer with bank of four windows. Clapboard siding with shingles in gables. Nearly full-width, pent-roofed front porch. Property includes a hip-roofed garage or large shed at back, built 1918-26 (difficult to see, but appears contributing).

South Wedge Historic District
Name of Property

Monroe County
County and State

23 Bond Street, c. 1870s

(One contributing building)

Two-story vernacular residence; gable roof; full-width front porch; clapboard siding. Porch and siding recently rehabilitated.

25-29 Bond Street, c. 1870s

(One contributing building)

Two-story vernacular residence; gable-and-side-wing form with front-facing gable roof and cross-gable, full-width front porch, clapboard siding, replacement windows.

31 Bond Street, c. 1870s

(One contributing building)

Two-story vernacular residence; gable-and-side-wing form with front-facing gable roof. Full-width front porch with decorative spindlework and pediment above entry, clapboard siding. Asphalt shingle siding removed and clapboard siding restored.

35 Bond Street, c. 1870s

(One contributing building)

Two-story vernacular residence. Gable-and side-wing form with shallow-pitched front-facing gable roof. Clapboard siding. Front door has simple surround; hip-roofed corner entry porch at inner corner of an L with plain square posts; first- and second-story rear porches.

59 Bond Street, c. 1870s

(One contributing building)

Single-story vernacular cottage; gable-and-side-wing plan; front bay window, vinyl siding. Integrity is compromised by siding and window alterations; retains massing, scale and general character typical of the neighborhood.

63 Bond Street, c. 1870s

(One contributing building, one noncontributing outbuilding)

Two-story vernacular residence with front-facing closed gable roof, full-width front porch, vinyl siding. Palladian window in gable (recently modified; center window was arched, now rectangular). Porch recently altered with modern paired metal posts atop brick piers; windows recently replaced. Recent modifications have diminished integrity. Property includes a twenty-first century garage with steeply pitched gable roof (noncontributing due to age).

73 Bond Street, 1890s

(One contributing building)

One and one-half story vernacular cottage. Clapboard siding. Gable-and-side-wing form; front-facing gable roof with returns, full-width front porch with square supports, decorative brackets.

79 Bond Street, c. 1860s-70s

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story vernacular residence; front-facing gable roof with pent-roofed side wing. Hip-roofed entry porch set into an L with square posts, Italianate brackets. Gabled entry hood (not original). Vinyl siding and replacement windows. Asphalt shingle siding removed and replaced with vinyl; entry hood added; Eastlake-style front door replaced, all after 1979. Despite alterations, retains characteristic scale and massing; minimally contributes to district.

83 Bond Street, c. 1879

(One contributing building)

Two-story vernacular residence, gable-and-wing form. Retains window trim. Since 1979, asphalt shingle siding removed and replaced by present vinyl siding; entry hood added.

89 Bond Street, c. 1870s

(One contributing building)

Two-story Queen Anne-style residence with cruciform/T-shaped footprint, cross-gable roof. Projecting front gabled bay has angled first-story walls below flared overhang; clapboard siding with shingles in overhang. Half-round windows in gable ends. Porch inset into T with pediment over entry. Asbestos siding removed and clapboard restored; porch trim also altered since 1979.

38 Comfort Street, c. 1870

(One contributing building)

Two-story Queen Anne residence with T-shaped footprint; double gable roof, cross-gable wing. Partial-width front porch supported by turned posts with brackets, double front door; pent-roofed side porch set into an L with turned post. Clapboard siding; wavy and scalloped patterned boards in two front-facing gables with incised ornament at peaks. Asphalt siding removed and clapboard restored.

40 Comfort Street, c. 1860s

(One contributing building, one contributing outbuilding)

Two-story vernacular residence with rectangular footprint. Low-pitched gable roof. Full-width, hip-roofed front porch with square posts and solid rail. Asbestos shingle siding. Property includes a one-story, rock-faced concrete block, early twentieth-century garage (contributing).

46 Comfort Street, c. 1860s

(One contributing building)

One and one-half story vernacular residence; gable-and-wing form. Shallow-pitched gable roof. Flat-roofed entry hood with Italianate brackets; side porch set into an L (side porch post not original). Clapboard siding; replacement sash.

49 Comfort Street, c. 1850s-60s

(One contributing building)

One and one-half story vernacular residence with side-facing gable roof, side entry with narrow hip-roofed porch, turned posts; first story is raised above tall basement with windows on primary facade; frieze-band windows. Vinyl siding. 1979 survey showed a different house at this address similar in scale to the neighboring houses on its east and west.

50 Comfort Street, c. 1860s

(Two contributing buildings) Two houses on one legal lot.

South Wedge Historic District
Name of Property

Monroe County
County and State

Front house: Two-story vernacular residence; gable-and-wing form. Shallow-pitched gable roof. Full-width gable-roofed front porch supported by square posts; flat-roofed side porch set into an L with square post and bracket. Pointed windows set into gables. Asbestos siding. Despite alterations, retains characteristic massing, scale and general character consistent with the neighborhood.

Second house at rear of lot: one-story, gable-roofed building with L-shaped footprint; pre-dates 1875 map.

53 Comfort Street, c. 1850s-60s
(One contributing building)

One and one-half story vernacular residence; rectangular footprint. Low-pitched gable roof. One-story rear wing. Partial-width, pent-roofed enclosed front porch (added since 1979), asbestos siding, replacement windows. Despite alterations, retains integrity in terms of characteristic massing, scale and general character consistent with the neighborhood.

54 Comfort Street, c. 1850s-60s
(One contributing building, one contributing outbuilding)

Two-story brick residence; gable-and-wing form. Low-pitched gable roof. Tall first-story windows, prominent stone lintels and sills. Oculus in side wing. Hip-roofed enclosed side porch. Property includes a one-bay garage with shiplap siding and apparently flat roof, built between 1918 and 1923 (contributing).

61 Comfort Street (See 447-459 South Avenue.)

92 Comfort Street, c. 1880
(One contributing building)

Two-story vernacular residence with front-facing gable roof with returns; cross-gable side wing set far back from front. Low-pitched gable-roofed entry porch, aprons below first-story windows (not original). Asbestos siding. Front door surround has fluted pilasters and flat entablature. Triple "upside-down Palladian" window in gable.

98 Comfort Street, c. 1850s-60s
(One contributing building)

Two-story vernacular residence with low-pitched gable roof. Flat-roofed entry hood with Italianate brackets; hip-roofed enclosed side entry. Clapboard siding. Second-story octagonal window above front door (added since 1979, replacing earlier window). Composition siding removed and clapboard restored after 1979.

100-102 Comfort Street, c. 1870s with multiple remodelings.
(One contributing building)

Unusual two and one-half story Queen Anne residence with complicated roofline incorporating multiple gables and towers, varied pitches; irregular footprint and profile; varied window shapes and sizes. Appears to have been remodeled and enlarged multiple times; likely had a porch that is now lost. Clapboard siding; small entry stoop (not original). Front and side doors are nonhistoric.

105 and 107-107 ½ Comfort Street, c. 1850s-60s (105), 1900-1910 (107-107 1/2)
(Two contributing buildings) Two houses on one legal lot.

South Wedge Historic District
Name of Property

Monroe County
County and State

Front house (105 Comfort Street): Two-story vernacular residence with modest Eastlake embellishments. Gable-and-side-wing form. Full-width front porch supported by square posts with cut-out decorative brackets; clapboard siding. Very good integrity.

Rear house (107-107 1/2 Comfort Street): two-story gable-roofed vernacular residence with full-width front porch. Vinyl siding.

108-110 Comfort Street, c. 1870s

(One contributing building, one contributing outbuilding)

Two-story residence with Queen Anne and Shingle Style elements. Gable-and-side-wing form. Partial-width front porch with gable roof; recessed side entry porch set into an L. Clapboard siding at first and second stories; shingles in gable, with walls curved to either side of recessed triple window. Asbestos shingle siding removed since 1979 and clapboard restored; porch was enclosed in 1979, now reopened. Property includes a gable-roofed, concrete-block garage with overhead door, built 1926-38 (contributing).

109-113 Comfort Street, 1900-1910

(One contributing building)

Two-story vernacular residence, built as a double. Front-facing closed gable roof, cross-gables. Hip-roofed full-width front porch with pediment over centered entry. Vinyl siding and replacement windows; window sizes altered; porch had 3 entries as of 1979, now reduced to one. Changes to siding, porch and windows compromise integrity but it retains characteristic massing and scale.

112 Comfort Street, c. 1870

(One contributing building)

Two-story vernacular residence. Gable-and-side-wing form. Front-facing gable has steep pitch and returns. Full-width front porch with Doric columns; side wing has full-width porch with square Italianate posts. First-story windows are tall and narrow. Asbestos shingle siding detracts minimally from overall strong integrity. Porch rails were replaced with open balustrades after 1979. Substantial two-story, rock-faced concrete block carriage house (1900-1910)., now connected to the house by a one-story hyphen.

115-117 Comfort Street, c. 1840s

(One contributing building)

Two-story residence with Federal and Greek Revival features; rectangular footprint. Shallow-pitched gable roof with returns. Full-width, hip-roofed front porch with pediment above entry featuring fan motif; square posts and decorative brackets (porch appears to be c. 1900; brackets added since 1979). Clapboard siding. Double front door.

120 Comfort Street, c. 1860s

(One contributing building)

One-story vernacular cottage. L-shaped plan with front-facing gable roof and cross-gable. Full-width hip-roofed front porch supported by square posts. Asphalt siding. Integrity compromised by siding and porch alterations, but retains characteristic massing.

121-123 Comfort Street, c. 1880s

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story residence with Queen Anne features. Front-facing gable roof with projecting cross-gable wings. Primary facade has two-story polygonal projecting bay to left (east) and second-story polygonal bay window to right (west), with sill-level overhang connecting them; left bay topped by miniature gable; right bay topped by semi-pyramidal roof. Clapboard siding, wavy clapboards in gable and beneath first-floor bay window. Entries are in side wings with small porches supported by square posts with brackets.

124-126 Comfort Street, c. 1860s (front house), 1910-1918 (rear house)

(Two contributing buildings) Two houses on one legal lot.

Front house: Two-story vernacular residence with gable roof; east side has two-pitched "swayback." Second-story oriel with steep, bell-shaped polygonal roof. Recessed side porch with side-facing gable roof and grid trim below eaves. Clapboard siding. First-story tripartite picture window.

Rear house: Two-story, gable-roofed residence with full-width, hip-roofed front porch supported by square posts. Wood shingle siding.

125-133 and 137 Comfort Street, c. 1840s

(One contributing building, one noncontributing outbuilding) Two houses on one legal lot.

Front house (125-133 Comfort Street): Two-story Greek Revival residence with T-shaped plan; low-pitched front gable with cross-gabled side wings. Italianate porches with elaborate carved trim inset into inner corners of T on both sides. Vinyl siding; fenestration altered especially in front portion. This house was moved from its original location at 5-7 Hamilton Street in 1981; integrity compromised by move and by alterations to foundation, siding, fenestration, but retains characteristic massing and some Greek Revival and Italianate features.

Rear house (137 Comfort Street): two-story gable-roofed residence with vinyl siding, facing Cecil Alley to the south. 1950 Sanborn map showed garage in this location with a different footprint. (Noncontributing due to age).

139 Comfort Street, noncontributing vacant lot.

143-145 Comfort Street, 1888-1900

(One contributing building)

Two-story, Queen Anne-style double residence with hipped roof intersected by dormers. Clapboard siding. Partial-width front porch supported by square posts. Corner tower with polygonal roof. Some replacement windows; integrity otherwise very high. Since 1979, asphalt shingles removed and clapboard restored; modern metal porch posts and railings replaced with more appropriate wood features.

147 Comfort Street, 1875-1888

(One contributing building)

Two-story vernacular residence, located behind 143-145 and 149 Comfort Street. Gable roof; ridgeline runs parallel to Comfort Street. Hip-roofed porch along south side, partially wraps east and west sides. Clapboard siding.

149 Comfort Street, c. 1850s-60s

(One contributing building)

Two-story brick residence with Federal features. Gable-and-side-wing form with low-pitched gable roof. Flat-roofed front entry porch supported by square posts with minimal brackets. Elongated six-over-one first-story

South Wedge Historic District
Name of Property

Monroe County
County and State

windows; hip-roofed side entry porch with Italianate posts and brackets. Stone lintels and sills; fieldstone foundation. Double paneled front door (doors replaced since 1977).

1 Gregory Park, 1904
(One contributing building)

Two-story brick former school (now condominiums), built in multiple phases. Original building has C-shaped footprint, with open end of C now enclosed by later addition, and is composed of a central entry block, facing east, flanked by matching, slightly lower wings that form the top and bottom of the C; each section has a hipped roof. Central entry block projects to the east and features arched limestone door surround, second-story windows in inset arches, central shaped dormer and tower. Wings to either side have similar detailing, but are less elaborately ornamented. Secondary entries on north and south sides of wings are similar in character to main entry at a smaller scale, featuring projecting entry bays with shaped gables. Additions are attached to the west side of the building and are more simply executed with minimal ornamentation and flat roofs; window heights and sill levels are consistent with original building.

87 Gregory Street, c. 1880
(One contributing building)

Two-story vernacular residence with gable-and-side-wing form. Entry porch with pent roof supported by chamfered post is inset into an L and features decorative sawtooth trim at eaves. Clapboard siding; original window trim. Typical example of a common house plan in this part of the neighborhood, with high integrity. Clapboard siding restored after 1977.

90 Gregory Street, c. 1850s-60s
(One contributing building)

One and one-half story vernacular cottage with gable-and-side-wing form. Low-pitched gable roof. Entry porch set into an L with low-pitched hipped roof supported by square Italianate post with brackets. Tall rectangular bay window at center of primary facade; clapboard siding; concrete-block chimney. Siding and porch rehabilitated after 1977.

91 Gregory Street, c. 1880
(One contributing building)

Two-story vernacular residence with gable-and-side-wing form. Entry porch with pent roof supported by chamfered post is inset into an L and features decorative sawtooth trim at eaves. Clapboard siding; original window trim. Typical example of a common house plan in this part of the neighborhood, with high integrity. Asphalt shingle siding removed after 1977 and clapboard siding restored. Mirror image of 87 Gregory Street.

94 Gregory Street, c. 1850s-60s
(One contributing building)

Single-story vernacular cottage; gable-and-side-wing form with low-pitched gable roof. Full-width, hip-roofed front porch with battered square posts; clapboard siding; diminutive Gothic window in gable. Pent-roofed side porch supported by unfinished square posts; modern door (side porch is not historic). Although the side porch is a recent addition, house is otherwise a good example of a small-scale mid-nineteenth-century cottage.

97 Gregory Street, c. 1860s
(One contributing building, one contributing outbuilding)

South Wedge Historic District

Name of Property

Monroe County

County and State

One and one-half story vernacular residence with Greek Revival massing and Italianate entry hood. Front-facing gable roof. Asphalt shingle siding. Property includes a substantial outbuilding, likely originally a barn, not fully visible from the street but appears on historic maps (contributing).

98 Gregory Street, c. 1880

(One contributing building, one contributing outbuilding)

Two-story vernacular residence with gable-and-wing form. Hip-roofed enclosed entry porch set into an L. Clapboard siding. Tripartite window on first story of primary facade. Property includes an early-twentieth century gable-roofed garage with clapboard siding (contributing).

102 Gregory Street, c. 1890

(One contributing building, one contributing outbuilding)

Two-story Queen Anne-style residence; front-facing gable, cross-gable, low-pitched pent roof over likely addition (filled-in porch) in front corner of 2nd story. Partial-width, hip-roofed front porch with square posts. Cutaway corner with console bracket; clapboard siding. Property includes a two-bay, gable-roofed early twentieth-century garage with clapboard siding (contributing)

105-107 Gregory Street, c. 1860s

(One contributing building, one contributing outbuilding)

Two-story vernacular residence with gable-and-wing form. Low-pitched hip-roofed entry porch supported by square posts on solid rails. Low-pitched hip-roofed side porch inset into an L with square chamfered posts and Italianate brackets. Tall, narrow first-floor windows. Wood shingle siding. Property includes an early twentieth-century, two-bay gable-roofed garage with swinging doors and wood siding (contributing).

106 Gregory Street, c. 1850s-60s

(One contributing building, one contributing outbuilding)

Two-story residence with low-pitched hipped roof, deep overhangs, brackets; rough-finished stucco exterior with molded garland decoration around front door. Appears to be an Italianate house subsequently resided with stucco. Replacement windows. While stucco is not original, it appears to be over 50 years old. Property includes a one-bay, gable-roofed garage with rolling overhead door and vinyl siding (noncontributing due to extensive alterations).

108 Gregory Street, c. 1850s

(One contributing building, one contributing outbuilding)

Single story vernacular cottage with front-facing gable roof. Full-width, hip-roofed enclosed porch. Synthetic siding. Despite alterations to siding and porch, retains characteristic scale, massing, and general character. Property includes a one-bay, gable-roofed garage with modern overhead door and shiplap siding (appears on 1926 map; contributing).

109 Gregory Street, c. 1850s-60s

(One contributing building)

One-story, gable-roofed, vernacular cottage. Gabled entry hood; shingle siding.

113 Gregory Street, c. 1859

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

One and one-half story vernacular residence with front-facing gable roof. Hip-roofed, side entry porch with Italianate post. Paired front first- and second-story windows; second-story windows have arched tops. Vinyl siding.

114 Gregory Street, c. 1860s
(One contributing building)

Two-story vernacular residence; gable-and-side-wing plan with shallow-pitched gable roof. Full-width, hip-roofed enclosed front porch. Hip-roofed enclosed side porch set into an L. Clapboard siding. Porch enclosure (post-1977) and replacement porch windows diminish integrity, which is otherwise good on second story.

117 Gregory Street, c. 1860s-70s with extensive twentieth-century alterations
(One noncontributing building, one noncontributing outbuilding)

One-story vernacular cottage with side-facing gable roof, partial-width, gable-roofed front porch. Although dating to the mid-nineteenth century, this house has been extensively altered and no longer conveys its historic character. Property also includes a hip-roofed garage, which is not individually notable enough to be considered contributing in the absence of a contributing primary building on the property. Noncontributing due to extensive alterations. Property includes a garage with pyramidal roof; vehicular entry has been eliminated and replaced with pedestrian door; shingle siding (noncontributing due to extensive alterations).

118 Gregory Street, 1917-1918
(One contributing building)

Two-story multi-family residence. Temple-front facade: four square columns on brick piers support pedimented gable, which overhangs full-width first- and second-story porches. Clapboard siding; porch rail is wood on the second story railing and metal on the first story. Paired one-over-one double-hung windows in gable.

121 Gregory Street, 1888; 1915 remodeling; 1920s porch (per 1979 survey/building permits)
(One contributing building)

Two-story Colonial Revival/American Foursquare residence with side-facing gable roof. Full-width enclosed front porch with gable over entrance. Clapboard siding. Pent-roofed dormer with triple window.

122-124 Gregory Street, c. 1903
(One contributing building)

Two-story double residence with front-facing gable-on-hip roof. Appears to be a modified example of the two-porch double form seen frequently in the neighborhood (for example 172-174 Averill Avenue). Entry porch to right (east) has low-pitched gable-on-hip roof, square posts; entry porch to left (west) is recessed with square post. Bay window; with four-over-one and six-over-one sash; most other windows are one-over-one and appear to be replacements. Despite extensive alterations that diminish integrity, retains characteristic form and massing typical of the neighborhood.

125-127 Gregory Street, c. 1880
(One contributing building)

Two-story brick residence with Eastlake features. Gable-and-wing form. Full-width, pent-roofed front porch (1921 per building permit) with square posts. Flat-roofed side porch inset into an L with square chamfered

South Wedge Historic District
Name of Property

Monroe County
County and State

posts and Eastlake brackets. Elaborate decorative stone hoods above arched windows; Eastlake decorative trim at gable peak. Double front door with panels.

126 Gregory Street, c. 1850s-60s, moved to this site 1903.
(One contributing building)

One and one-half story vernacular/originally Greek Revival residence with low-pitched gable roof with returns, asbestos siding. Gabled hood over front door supported by slender square post. Oversized triple picture window, replacement sash, and siding reduce integrity; retains characteristic scale and massing. Documentary evidence cited in 1977 survey suggests this is a mid-nineteenth-century house moved to this site in 1903-04.

131 Gregory Street, c. 1860s
(One contributing building, one contributing building)

Two-story brick commercial building with low-pitched front-facing gable roof. Central recessed entrance flanked by storefront windows with cast-iron pilasters. Three windows on second story of primary facade with stone sills and lintels; oculus in gable. A rare early commercial building with largely intact early storefront. Property includes a two-story brick barn at rear of property (contributing).

132 Gregory Street, c. 1860s
(One contributing building)

One-story vernacular cottage with gable roof, pent-roofed side entry porch. Clapboard siding; one-over-one replacement windows.

133 Gregory Street, c. 1899
(One contributing building)

Two-story mixed-use brick commercial and apartment building; rectangular footprint on a corner lot. Storefront on Gregory Street side with recessed entry, original traditional storefront configuration with angled display windows; stone quoins to either side of storefront. Central bays on Ashland Street side are recessed with a two-story pedimented porch, Doric columns, balustrade with squat turned balusters; low-pitched pediment with arched cutout. Possible J. Foster Warner design. Secondary address: 153 Ashland Street.

136 Gregory Street, c. 1870
(One contributing building, one noncontributing outbuilding)

Two-story, shingle-clad gable-roofed mixed commercial and residential building; gable-and-wing form. Recessed entry centered on Gregory Street side between matching storefront display windows. Hip-roofed, enclosed side entry porch set into an L. Most windows are one-over-one sash. Property includes a three-bay frame garage at rear with no doors (noncontributing due to loss of character-defining features).

157 Gregory Street, c. 1860s
(One contributing building, one contributing outbuilding)

Two-story brick Italianate-style residence; rectangular footprint with polygonal projecting two-story side bay on west side. Low-pitched hip-roofed entry porch with square Italianate columns and brackets at eaves. Cut Medina-stone foundation. Tall, narrow four-over-four windows with stone sills and projecting brick hoods with keystones. Corbelled cornice on south and west sides. Roof appears flat (slopes slightly to the rear of the house). Newer wood porch balustrade (east balustrade is missing). Property includes a one-bay, gable-roofed

South Wedge Historic District
Name of Property

Monroe County
County and State

brick garage with shingles in gable; overhead door; difficult to see from street but appears to match garage first shown on 1926 Sanborn map (contributing).

163 Gregory Street, c. 1880

(One contributing building, one contributing outbuilding)

One and one-half story vernacular residence with gable-and-side-wing form. Shallow-pitched hip-roofed enclosed entry porch in inner corner of an L. Shingle siding. Triple window at front of primary facade. Property includes a two-bay, gable-roofed early twentieth-century garage with modern overhead rolling doors and shiplap siding (contributing).

165 Gregory Street, c. 1880

(One contributing building)

One and one-half story vernacular residence with gable-and-side-wing plan. Shallow-pitched enclosed entry porch in inner corner of an L. Vinyl siding. Triple window at front of primary facade. Similar to neighboring 163 Gregory Street. A 1977 survey asserted that No. 163 was built prior to 1875 map and No. 165 was built ca. 1884, based on map evidence; however, comparison between the 1875 and 1888 maps suggests both may have been built between 1875-1888 with 163 replacing an earlier house. The close similarity between the two supports comparable construction dates.

169 Gregory Street, c. 1850s

(One contributing building)

One and one-half story vernacular residence with gable-and-side-wing form. Flat-roofed enclosed entry porch set into an L. Clapboard siding. Paired one-over-one windows on front and side, with trim intact; second-story paired windows have round-arched tops. Windows beneath eaves are shorter. Very good integrity. Form is very similar to houses at 163 and 165 Gregory Street, although roofline and windows of this house, as well as map evidence, suggest this is the oldest of the three.

173-175 Gregory Street, c. 1889

(One contributing building)

Unusual two-story multi-family residence with Queen Anne/Richardsonian features. Steeply pitched hip roof with central front gabled dormer; brackets along eaves beneath dormer only. Symmetrical organization; entries at east and west corners of facade. Side-by-side first-story bay windows beneath slightly flared overhang. Second-story corner porches with ogee-shaped cutaway walls. Two second-story windows flank four decorative panels. Four small eight-over-one windows in gable. Central chimney. Asphalt shingle siding replaced by vinyl siding after 1979.

181 Gregory Street, c. 1890

(One contributing building)

Two-story Queen Anne-style residence. T-shaped plan with front-facing gable, two projecting cross-gables. Projecting entry porch with gable roof, turned posts, spindles. Clapboard siding; decorated band under second-story windows. Wavy clapboards in main gable and porch gable.

183 Gregory Street, c. 1890

(One contributing building)

Two-story Queen Anne-style residence. Mirror image of 181 Gregory Street with matching T-shaped plan, similar porch with turned posts and spindles; vinyl siding with scalloped boards in gable.

South Wedge Historic District
Name of Property

Monroe County
County and State

187-189 Gregory Street, c. 1890
(One contributing building)

Two-story vernacular residence with Queen Anne features; similar to 181 Gregory Street with matching T-shaped plan, similar porch configuration (balustrade, spindles, and posts are replacements); asphalt shingle siding.

191 Gregory Street, c. 1870s house behind twentieth-century addition.
(One noncontributing building, one noncontributing outbuilding)

Possible nineteenth-century vernacular residence with c. 1930s two-story front addition to sidewalk line; addition facade faced in brick with paired first story windows, triple second story windows, with undersized shutters; flat roof. Addition obliterates original building facade and is not compatible with the original building or neighborhood. Property includes a three-bay, side-gabled garage that predates 1926 map but is nondescript and is not sufficiently significant to be considered contributing in the absence of a contributing primary building on the property.

197 Gregory Street, c. 1860s
(One contributing building, one contributing outbuilding)

Single story vernacular cottage with low-pitched gable roof. Full-width, hip-roofed front porch supported by square posts. Gothic window in gable, clapboard siding. Property includes a garage, which is difficult to see but appears to be a two-bay, gable roofed garage with shiplap siding; L-shaped footprint appears to match outbuilding shown on 1900 plat map (contributing)

205 Gregory Street, ca. 1880
(One contributing building)

Two and one-half story, T-shaped vernacular Queen Anne with cross-gabled roof. Covered entrance on east side. Rear lean-to or shed on the southeast side of house. Wood frame construction clad in shingles. Replacement door and windows, but windows reflect historic precedent.

209 Gregory St, ca. 1910
(one contributing building)

L-shaped, vernacular Queen Anne that appears as a mirror image to 205 Gregory St. Covered entrance is on the northwest end of building. Residence is two and one-half stories with a cross gabled roof. Wood frame construction clad with shingles.

213 Gregory St., ca. 1860
(one contributing building)

Single story wood frame building with front gabled roof and side entrance (east side). House was clad in vinyl but wood exterior was restored in 2007. Street side elevation has two long narrow windows and one small louvered window in gable end. Roof slightly overhangs and slopes to create a shed roof over the side entrance.

217 Gregory Street, ca. 1910
(one contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two and one-half story vernacular style Queen Anne with single-height, full-width porch. Porch columns and balusters replaced in-kind (wood) in 2010. Roof is cross-gabled with two centrally located dormers on east and west. West elevation has a single-story projecting bay window on first story and east elevation has a two story projection ending at the east roof dormer. House is wood frame with aluminum and some vinyl cladding.

220-222 Gregory Street, c. 1880s
(One contributing building)

Two-story vernacular residence with Queen Anne massing. Front-facing gable roof with projecting cross-gable wings. Pedimented entry hood; corner porch inset into one of inner corners of T with shallow-pitched hipped roof with chamfered square posts. Second-story front porch with hipped roof intersects awkwardly with gable. Asbestos siding. Despite extensive alterations, retains general scale and massing and some historic features typical of the neighborhood.

223 Gregory Street, ca. 1880
(one non-contributing building due to extensive alterations)

One and one-half story wood frame residence with shingle siding and enclosed porch and entrance on west side. Non historic entrance on northwest end. Due to alterations, the building has lost its massing and historic features compatible with the neighborhood.

225 Gregory Street, ca. 1910
(one non-contributing building due to extensive alterations)

Two and one-half story vernacular Queen Anne residence, wood frame now completely clad in non-historic shingles. Porch facing Gregory Street has been completely enclosed and the entrance refigured. House has lost its historic features compatible with the neighborhood.

226 Gregory Street, c. 1860s
(One noncontributing building)

Two-story vernacular residence; gable-and-side-wing form. Hip-roofed entry hood; shallow pent roof across primary facade; paired double-hung window on first story. Noncontributing due to extensive alterations (entry, fenestration, siding).

233 Gregory Street, 1856-1865
(One contributing building, one contributing outbuilding)

One and one-half story Gothic Revival house; gable-and-wing form. Low-pitched gable roof; primary wing extends to left (east). Hip-roofed entry porch set into an L with round column. One-story gable-roofed side wing projects to right (west). Decorative aprons with arched paneling below windows. Label molds above window and door openings. Integrity has suffered since the 1977 survey with loss of original decorative bargeboard, but otherwise remains good. Property includes a hip-roofed, early twentieth-century garage (first appears on 1918 plat map) with sliding doors and shiplap siding (contributing).

236 Gregory Street, 1840s, with extensive alterations in 1930s-1950s

South Wedge Historic District
Name of Property

Monroe County
County and State

(One noncontributing building)

One and one-half story multi-family residence with irregularly shaped gable roof, irregularly placed windows of varied sizes and configurations, vinyl siding. Appears to be a nineteenth-century vernacular house; extensive mid-twentieth-century alterations have reduced its integrity to such an extent that it is now a noncontributing building.

238-240 Gregory Street, c. 1860s
(One contributing building)

One and one-half story vernacular residence; gable-and-side-wing form. Shallow-pitched hip-roofed entry porch with chamfered posts; shallow-pitched hip-roofed side entry porch set into an L with matching posts. Round-arched window above porch. Vinyl siding; one-over-one replacement windows.

241 Gregory Street, c. 1860s-70s
(One contributing building, one contributing outbuilding)

One-story vernacular cottage; gable-and-side-wing form. Narrow pent-roofed entry porch with square posts fills inner corner of an L. Clapboard siding. Paired and single one-over-one replacement sash. Property includes a gable-roofed, early twentieth-century garage with wood shingles (doors not visible from the street; presumed contributing).

242 Gregory Street, c. 1860s
(One contributing building)

One and one-half story vernacular residence with gable-and-side-wing form. Small pent-roofed hood with decorative brackets over front door; flat-roofed side porch with Italianate post and brackets set into an L. Round-arched window above porch. Clapboard siding (restored after 1979). Triple window on primary facade; upper-story windows retain trim. Very similar to 238-240 Gregory Street, likely built as a pair.

247 Gregory Street, c. 1860s-70s
(One contributing building)

Two-story vernacular residence, gable-and-side-wing form. Full-width, Eastlake/Stick-Style porch with spindlework and cutout bracket. Front-facing gable roof with returns; vinyl siding. Rear wing has cutaway corner with bracket. one-over-one replacement windows. Despite alterations to siding and windows, characteristic scale, massing, and porch are intact.

250 Gregory Street, c. 1850s-60s
(One contributing building)

One and one-half story vernacular residence with shallow-pitched gable roof; appears to be a Greek Revival house with later Italianate porch. Full-width, shallow-pitched hip-roofed front porch supported by chamfered square posts with intact Italianate brackets and modillions. Clapboard siding. Original trim around windows. One-story hip-roofed wing with shallow porch. Some sections of porch balustrade are missing, but otherwise integrity is high and has improved with restoration of clapboard siding.

256-258 Gregory Street, c. 1878-78
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story vernacular residence with Gothic Revival elements. Cruciform plan with steeply pitched gable roof, projecting cross-gable wings. Full-width front porch with slender posts in groups of three on rock-faced stone piers. Clapboard siding. Most windows are one-over-one double-hung sash; most on second floor have pointed hoods. Diminutive arched window with arched hood in gable.

259 Gregory Street, 1913

(One contributing building, one contributing outbuilding)

Two-story Craftsman-style American Foursquare residence with hipped roof and flared eaves. Dormer with triple six-over-one windows, hipped roof, flared eaves. Hip-roofed, full-width front porch with square battered posts and patterned balustrade. six-over-one double-hung windows. Wide board siding (first story), wood shingles (second story). Property includes a gable-roofed frame garage with overhead rolling door (marginally contributing).

260 Gregory Street, 1916

(One contributing building)

Two-story American Foursquare residence with hipped roof. Full-width, pent-roofed front porch with square posts. Jerkinhead-roofed dormers. Clapboard siding (first story) and wood shingles (second story). First-story bay window on primary facade.

263 Gregory Street, c. 1860s-70s

(One contributing building, one noncontributing outbuilding)

Two-story vernacular residence with gable-and-side-wing form. Full-width, hip-roofed wraparound front porch with iron posts and balustrade (not original). Asbestos siding; four-over-four replacement windows. Despite alterations to porch, windows, and siding, retains characteristic massing, scale and general character typical of the neighborhood. Property includes a recently constructed garage (noncontributing due to age).

266 Gregory Street, c. 1870s, modified in 1890s

(One contributing building)

Two-story Queen Anne-style residence. Roughly cruciform plan with front-facing gable roof, projecting cross-gable side wings. Full-width wraparound front porch features extensive classically inspired detail including Ionic columns (some in groups of three), modillions, dentils, and pediment above entry; patterned baluster; gable window with central diamond pane and projecting hood with dentils. Shingle siding is not original, but detracts minimally from an otherwise highly intact building.

269 Gregory Street, c. 1850s

(One contributing building)

One and one-half story brick residence with gable-and-side-wing form, low-pitched gable roof. Hip-roofed entry porch inset into an L. Stone sills and lintels; pointed window in wing. Changes to porch railing and steps detract from integrity, but retains characteristic scale, massing, and general character typical of the neighborhood.

295 Gregory Street, c. 1911

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Single story brick social hall, originally the Union League Republican Club, now used as a church. Rectangular footprint with short end facing the street. Stepped gable; center entrance with flat cantilevered metal canopy and engaged columns; double door with transom; stone sills and lintels. Regularly spaced double-hung windows on side walls. Concrete steps and pipe-rail handrail are non historic.

315 Gregory Street, 1908
(One contributing building)

Eclectic three-story building with an L-shaped footprint. Hipped roof with four story tower centered on primary (Gregory Street) facade. Half-round dormers occur near rear of building. Italian influences including round-arched windows with keystones, brackets. Stone sills, impostes and keystones. Two-story arched windows along east and west walls indicate large interior space. Wing projecting from east side, at the rear of the building, has central raised entry bay, half-round dormers, and inset bowed windows. Originally a school and gymnasium for St. Boniface Church, later a private club for German groups and a restaurant; generally known as The German House. Brick addition on primary facade facing Gregory Street compromises integrity.

St. Boniface Church complex; includes church, rectory, convent, and school.

330 Gregory Street, various dates (see below)

(Three contributing buildings, one noncontributing building, and two noncontributing outbuildings)

Convent, 1908 (sometimes known as 314 Gregory Street): Two-and- one-half to two-story convent; L-shaped footprint. Brick with stone foundation, water table, quoins, sills and lintels. Original (front) section has a hipped roof with large front dormer containing a Palladian window. Brick entry porch has a flat roof with crenellated parapet, supported by paired brick columns with Tudor arches. West wing, set back, is of a similar style with slightly different window shapes and configurations, including paired pointed-arched windows on first story. One-bay entry porch set into an L is a miniature version of front porch with similar column, Tudor arch and parapet. Unusual intersection of cross-gables at right angles where the two wings intersect. Contributing.

Rectory, 1886 (sometimes known as 320 Gregory Street): Two-story, English Gothic Revival, brick rectory. Gable-and-wing form with a steeply pitched gable roof. Most windows are tall and narrow with pointed arches. Architect was William Schnickel. Contributing.

Church, 1959: Constructed after fire destroyed the original St. Boniface Church in 1958. Architect was Joseph Flynn of Bohackett & Flynn. Exterior walls are off-white brick with a steep gable roof and abstract metal spire; large portal dominates façade. Church is connected to the 1886 Rectory (see above). Noncontributing due to age.

School, 1922-24 (also known as 15 Whalin Street): Three-story, Classical Revival brick school building with buff-colored stone trim. Primary facade faces Whalin Street and is symmetrical, with center entrance accentuated by full-height brick piers, flanked by rows of paired windows. At each end of the building is a projecting section of blank wall with brick pilasters near the corners. Originally C-shaped; the courtyard area has been filled by a brick addition. Contributing. Property also includes two residential-scaled garages, located behind rectory (noncontributing due to age and lack of significance).

357 Gregory Street, c. 1880s
(One contributing building)

Originally a firehouse, this two-story brick building has a rectangular footprint, short end toward the street. Pyramidal over front section, with flat roof behind it. Three sides are utilitarian with plain brick walls and irregularly spaced windows. Symmetrical primary facade with central double door flanked by six-over-nine double-hung windows; brick piers on each side of the windows support a Medina sandstone entablature (inner

South Wedge Historic District
Name of Property

Monroe County
County and State

two piers have Medina sandstone banding). Second story has four arched windows with a continuous stone sill. The building has been an Odd Fellows' Hall since the 1940s.

356 Gregory Street. Parking lot.

365 Gregory Street, c. 1880s
(One contributing building)

Two-story vernacular residence, rectangular footprint. Front-facing gable roof with gabled dormer. Partial-width front porch with gable roof supported by turned posts (posts and balustrade not original). Aluminum siding, one-over-one replacement windows. Despite alterations, retains characteristic massing, scale and general character typical of the neighborhood.

366 Gregory Street, c. 1850s
(One contributing building)

Two-story vernacular residence with gable roof, vinyl siding. Fenestration on Gregory Street side consists of tripartite picture window on first story, two square windows on second, none of which match historic configurations. Changes to siding and fenestration have severely compromised the integrity of the house; only the roofline and general massing suggest its historic character. Retained historic windows in 1979 survey; since then, asphalt shingle siding replaced by present vinyl. Attached to a two-story, side-gable-roofed Colonial Revival residence with matching vinyl siding, which faces Whalin Street. Also known as 24 Whalin Street.

369-371 Gregory Street, c. 1860s
(One contributing building)

Two-story residential building (originally a saloon, now a two-family residence) with flat-roofed appearance (roof slopes slightly to the rear). Full-width pent-roofed porch supported by square columns with solid rail. Asbestos shingles (first story and sides) and vinyl siding that simulates vertical wood siding (second story front). Two entrances, one at each side of facade; replacement windows. Brackets at cornice. Despite alterations, the building is an example of a rare building type on South Wedge residential streets and retains historic massing, scale and general character.

370 Gregory Street, c. 1886-1887
(One contributing building)

Two-story Queen Anne-style residence. Hipped roof with front and side cross-gables. Full-width, pent-roofed front porch with brackets, spindlework, pediment over entrance. Clapboard siding with patterned shingles in gables. Varied window sizes and configurations; most appear to be one-over-one replacement sash. One second-story window on primary facade features a decorative minting pattern, beneath which is a decorative apron (also present in 1979 survey, possibly original). Aside from replacement sash, retains a high degree of integrity.

376 Gregory Street, c. 1860s
(One contributing building)

One-story vernacular cottage. Gable-and-side-wing form. Entry porch set into an L with turned posts, brackets, spindlework. Clapboard siding (siding restored since 1979; door on front facade that was present in 1979 also removed). One-over-one replacement windows.

380 Gregory Street, c. 1860s
(One contributing building, one noncontributing outbuilding)

South Wedge Historic District
Name of Property

Monroe County
County and State

One-story vernacular cottage with front-facing gable roof. Full-width enclosed pent-roofed front porch with paired sash. Clapboard siding. Pent-roofed side entry porch with unfinished square posts. Enclosed front porch detracts from integrity; otherwise retains characteristic massing, scale, and general character consistent with the neighborhood. Property includes a one-bay, gable-roofed garage built after 1950 (noncontributing due to age).

381 Gregory Street, c. 1890 with c. 2008 addition
(One contributing building)

Two-story, flat-roofed commercial building with corner entrance, display windows along Gregory Street side; second story clad in stucco and has irregularly spaced six-over-six replacement sash. Cornice band with dentils. Recently expanded to the west, with new section continuous with the original building in style and materials; most noticeable difference between old and new sections is that the new does not have dentils on the cornice.

384 Gregory Street, c. 1860s
(One contributing building)

One story brick cottage. Gable-and-side-wing form. Brick sills and lintels. Identical footprint and massing to 376 Gregory, but porch has been replaced by simple pent-roofed overhang. Nonhistoric front door and concrete steps.

389-395 Gregory Street, c. 1885
(One contributing building)

Brick commercial/social mixed-use building, three stories with attic. Terra-cotta details. West and north sides feature full-height brick pilasters, arched first-story door/window/openings, arched windows on the third floor. Second-story oriel in angled corner bay. Cast-iron storefront along north (Gregory Street) side. South and east sides, less visible than prominent street-facing facades, have simpler brick walls with irregularly spaced windows.

390 Gregory Street, c. 1860s
(One contributing building)

One story vernacular brick cottage; gable-and-side-wing form. Full-width hip-roofed front porch supported by plain square posts with solid railing. Shallow-pitched hip-roofed entry porch set into an L with square post and metal railing. Close match to 384 and 376 Gregory Street, although those do not have front porches.

394-396 Gregory Street, c. 1870s
(One contributing building)

Two-story Queen Anne-style residence. Front-facing gable roof with cross-gables (cross-gable on the east projects). Hip-roofed, wraparound front porch with pediment over entry, Doric columns, modillions and dentils. Side gable-roofed porch with Ionic columns. Varied window shapes and configurations, with original trim; replacement sash in some openings. Paired two-over-one sash with swans-neck hood in gables. Clapboard siding. High integrity and especially prominent due to its corner lot.

59 Hamilton Street, c. 1880
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story vernacular residence; T-shaped plan with front-facing gable roof, cross-gable wings. Entry porch inset into corner with square chamfered posts. Windows have pointed hoods and shouldered surrounds. Clapboard siding.

60-62 Hamilton Street, c. 1890s

(One contributing building, one contributing building)

Two-story Queen Anne-style double residence with front-facing closed gable roof, cross-gables. Partial-width, hip-roofed front porch; recessed second entry porch at southeast corner; both porches have Doric columns. Clapboard siding on first story, wood shingles on second story and in gable; polygonal bay windows above front porch and on side. Property includes a gable-roofed garage with shiplap siding and overhead door, built between 1926 and 1938 (contributing).

63 Hamilton Street, c. 1860s

(One contributing building)

Two-story vernacular cottage with low-pitched gable roof and pent-roofed side wing. Over scaled front porch (enclosed in 1979, now open), with gable roof matching pitch of main roof, supported by square posts. Clapboard siding. Second-story front windows are six-over-six replacement sash.

67 Hamilton Street, c. 1870s

(One contributing building)

Two-story vernacular residence, gable-and-side-wing form. Low-pitched hip-roofed entry porch set into an L with chamfered square posts and Italianate brackets. Asbestos siding; windows retain trim. Despite modern siding, retains original scale, massing, and many original details.

68 Hamilton Street, c. 1860s-70s

(One contributing building)

Two-story vernacular residence, gable-and-side wing form on corner lot. Partial-width, flat-roofed wraparound front porch with square posts. Side bay window; side/rear porch with flat roof, Italianate posts and brackets. Clapboard siding. Aprons below first-floor windows (do not appear original); shouldered window surrounds; arched window in front gable, oculus in side gable. Asphalt siding recently removed. Six-over-six replacement sash.

73-79 1/2 Hamilton Street

(Three contributing buildings) Three buildings on one legal lot.

Front house (also known as 73-79 Hamilton Street), c. 1882: two-story multi-family residence with side-facing gable roof, three hip-roofed dormers. Partial-width pent-roofed porch supported by plain square posts shelters four identical entrances at center of primary facade. Evenly spaced windows with original trim.

East rear house (sometimes known as 79 1/2 Hamilton Street), 1875-1888: one and one-half story vernacular residence; gable-and-side-wing form. Clapboard siding. Enclosed entry porch set into the L. Situated behind 73-79 Hamilton Street.

West rear house (sometimes known as 71 Hamilton Street), 1900-1910: One-story, gable-roofed house with clapboard siding, situated behind 73 Hamilton Street. Difficult to see from the street but integrity appears good.

South Wedge Historic District
Name of Property

Monroe County
County and State

80 Hamilton Street / 9 Stebbins Street, c. 1910s
(One contributing building)

Two-story vernacular residence with rectangular footprint; front-facing gable roof with cross gables. Partial-width, hip-roofed front porch; smaller, hip-roofed side entry porch. Polygonal bay window on primary facade. Clapboard siding on first story, wood shingles on 2nd story.

81 Hamilton Street, c. 1860s (One contributing building, one contributing building)

One and one-half story vernacular residence; gable-and-side-wing form with low-pitched gable roof. Hip-roofed porch with chamfered square post set into an L. Clapboard siding. Asphalt siding removed and clapboards restored since 1979. Property includes a three-bay, rock-faced concrete-block garage with a pent-roofed overhang, overhead doors (contributing).

86 Hamilton Street, c. 1890
(One contributing building)

Two-story vernacular residence with Queen Anne features. T-shaped plan with front-facing gable roof, cross-gable wings; gable-roofed porch in inner corner of T sheltering double-door front entry. Clapboard siding; wavy clapboards in main gable and porch gable. Original trim around windows; trim band beneath second-story windows. Mirror image of 181 Gregory and very similar to 183 Gregory, with different porch details. Asbestos shingles removed and clapboard restored since 1979.

87 Hamilton Street, c. 1860s-70s
(One contributing building, one contributing building)

Two-story vernacular residence; gable-and-wing form with low-pitched gable roof. Hip-roofed partially enclosed entry porch set into an L with chamfered post. Clapboard siding. Original window trim; tall, narrow first-story windows. Four-over-four first-story sash; six-over-six second-story sash. Property includes a gable-roofed, two-bay garage with shiplap siding built between 1926 and 1938 (contributing)

90 Hamilton Street, c. 1880s-90s
(One contributing building)

Two and one half-story Queen Anne-style residence with rectangular footprint. Front-facing gable roof with cross-gable. Two smaller gables set within primary gable. Full-width, flat-roofed front porch supported by square chamfered posts. Second-story corner porch. Clapboard siding with wood shingles in gables. Varied window shapes and configurations including horizontal windows in gable. Asbestos shingle siding removed and clapboard restored since 1979.

91 Hamilton Street, c. 1870
(One contributing building, one contributing outbuilding)

Two-story vernacular residence with Gothic Revival/Italianate elements. Steeply pitched gable roof with side cross-gable wing. Flat-roofed entry porch at inner corner of an L with Italianate square chamfered posts; brackets above capitals form broken arches; brackets at eaves. Front and side polygonal bay windows, each side containing a segmentally arched window with shouldered moldings. Second-story front features paired round-headed windows in a single surround with segmentally arched hood. Arched window in gable. Restoration of clapboard after 1979 has significantly improved integrity, which is now high. Property includes a two-story barn with four pairs of swinging barn doors and shiplap siding (contributing).

94 Hamilton Street, c. 1883
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story Queen Anne-style residence with steeply pitched gable roof, side cross-gabled wing. Full-width, low-pitched hip-roofed front porch supported by round columns; brackets under porch eaves, pediment over entry. Pent-roofed projecting bay behind porch supported by console brackets. Clapboard siding with scalloped boards in gables. First-story windows are tall and narrow. Turned porch balusters are not original (1979 photograph showed plain square balusters).

97 Hamilton Street, 1900-1910
(One contributing building)

One and one-half story vernacular residence, situated behind 99 Hamilton Street. Low-pitched gable roof; partial-width, hip-roofed enclosed front porch; pent-roofed one-story side wing. Clapboard siding.

98 Hamilton Street, c. 1879
(One contributing building)

One and one-half story vernacular residence with eclectic Gothic Revival/Queen Anne features. Front-facing gable roof with side-gable wing; polygonal bay with polygonal hip roof fills the L between front and cross gables. Full-width front porch supported by square posts. Clapboard siding. Cutout fleur-de-lis decorative motif at peak of gable. Double paneled front door. Second-story windows on front and side gables have pointed tops with hoods. First-story bay window is a post-1979 alteration; other windows are two-over-two and one-over-one sash in varied sizes.

99-105 Hamilton Street, c. 1909
(One contributing building)

Two-story vernacular multi-family residence with front-facing gable roof. Flat-roofed, full width double-decker front with patterned balustrade and square posts (balustrade is post-1979); vinyl siding (replaced asphalt siding after 1979). Four identical central front doors; four windows in gable.

104 Hamilton Street, c. 1870s
(One noncontributing building, one contributing outbuilding)

Two-story vernacular residence. Low-pitched gable roof, full-width, low-pitch hip-roofed front porch with square posts and solid shingle-sided rail. Wood shingle siding. Tripartite picture windows on first and second stories; other fenestration also altered. Hip-roofed projecting partially enclosed side porch. Noncontributing due to extensive alterations that have obscured historic appearance and features. Property includes a sizable two-story barn behind the house that spans width of the lot and has swinging barn doors, second-story hayloft openings; clapboard siding (contributing).

107 Hamilton Street, 1900-1910
(One contributing building)

Two-story vernacular residence with front-facing gable roof; full-width pent-roofed front porch. Situated behind 99-105 Hamilton Street.

109 Hamilton Street, c. 1890s
(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story vernacular residence with rectangular footprint. Front-facing gable roof with returns. Pyramidal-roofed entry hood supported by brackets. Asbestos siding. Bay window on first story is not original. Despite alterations, retains characteristic massing, scale and general character.

110 Hamilton Street, c. 1880s

(One contributing building, one noncontributing outbuilding)

One and one-half story vernacular residence; gable-and-side-wing form. Enclosed entry porch set into an L. Clapboard siding. Shouldered window trim; second-story windows have pointed hoods above rectangular openings. Likely built as a pair with 98 Hamilton Street, which has similar footprint and second-story windows. Since 1979 survey, asbestos shingle siding removed, clapboards restored. Property includes a garage gable-roofed garage; siding and doors appear to have been replaced; integrity is low (noncontributing due to extensive alterations).

111-113 Hamilton Street, c. 1909

(One contributing building)

Two-story vernacular/Foursquare double residence; rectangular footprint. Gable roof with gabled dormers. Two entry porches, one at each side of facade: projecting hip-roofed entry porch at west (right) side, supported by square posts with brackets; recessed entry porch at east (left) side with hip-roofed overhang and square posts with brackets. Brackets at eaves; round-arched gable window. Siding appears to be modern fiber-cement board, replacing asphalt shingles seen in 1979 survey.

116 Hamilton Street, c. 1875

(One contributing building, one noncontributing outbuilding)

Two-story brick Italianate-style residence. Front section: side-facing gable roof with front polygonal projecting cross-gable bay. Partial-width wraparound hip-roofed porch supported on slender turned posts (posts replaced after 1979 survey). Rear section has gable roof with ridge perpendicular to the street. Corner tower with mansard; top is missing. Foundation is stone, pargeted with concrete, scored to resemble dressed ashlar. Tall double-hung front windows with arched, Second Empire-style stone lintels. Bracketed eaves. Cross-gabled, bracketed roof and three and one-half story square tower set into one of the angles. Paneled, double front door. Porch appears to have been rebuilt since the 1977 survey with slenderer posts and new railing. Most windows appear to be one-over-one sash; some are inappropriately shaped/sized replacement sash. Property includes a multiple-bay, flat-roofed concrete block garage (noncontributing due to alterations).

117 Hamilton Street, c. 1870

(One contributing building)

Two-story vernacular residence with Gothic Revival/Eastlake features. T-shaped plan with low-pitched, front-facing gable roof and projecting cross-gable wings. Full-width, pent-roofed wraparound front porch supported by square posts on brick piers, square posts with spindlework and pediment over entry bearing decorative relief; brackets under pediment. Two paneled front doors. Clapboard siding. Second-story windows have shouldered surrounds and pointed hoods; Eastlake cutout decoration and cross-bracing at gable peak. Asphalt shingles removed and clapboards restored since 1979.

123 Hamilton Street, c. early 1870s

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Two-story vernacular residence. Cruciform or T-shaped plan with front-facing gable roof and projecting cross-gable wings; plan is very similar to neighboring 117 Hamilton Street. Full-width, flat-roofed wraparound front porch supported by chamfered square posts; spindlework. Clapboard siding. Windows have flat shouldered trim, peaked at second story. Porch was enclosed as of 1979 survey, subsequently reopened to more closely resemble original configuration and appearance.

125 Hamilton Street, c. 1880s
(One contributing building)

Two-story Queen Anne-style residence. Steeply pitched hipped roof with front and side-cross-gables. Full-width, flat-roofed front porch supported by battered square columns on solid stone piers and rail with ground-level arches; decorative brackets and frieze at porch eaves; steeply pitched gable over porch entry. Clapboard siding; squared scalloped boards in gables. Series of tall, small-paned stepped windows on side indicates stair location. Windows retain original trim; front door and sidelights are not original.

128 Hamilton Street, c. 1850 with late-nineteenth-century tower
(One contributing building)

One and one-half story brick residence; rectangular footprint. Low-pitched gable roof; polygonal corner tower with steeply pitched, slightly flared roof. One-story side wing with low-pitched hipped roof. Tower has low-relief frieze panels below and above second-story windows; short windows beneath eaves. Shallow entry porch with square columns.

132-134 Hamilton Street, c. 1890s
(One noncontributing building)

Two-story vernacular double residence situated behind 136 Hamilton. Low-pitched hipped roof, full-width pent-roofed front porch with replacement posts and railings, paired replacement windows, vinyl siding. Noncontributing due to extensive alterations.

135 Hamilton Street, c. 1840s
(One contributing building)

One and one-half story Greek Revival-style brick residence. Low-pitched gable roof with returns. Full-width front porch with low-pitched hipped roof (not original). Stone sills and lintels. Enclosed porch detracts from integrity, but building retains characteristic scale, massing and general character, and is a relatively rare example of a substantially intact Greek Revival residence in the neighborhood.

136 Hamilton Street, c. 1850s
(One contributing building)

Two-story vernacular residence. Low-pitched gable roof, hip-roofed entry porch with square posts, Italianate brackets. Asbestos shingle siding; one-over-one replacement windows. One-story polygonal side bay window. First-story windows were originally tall and narrow (altered before 1979).

140-142 Hamilton Street, c. 1912 (moved 1981)
(One contributing building)

One and one-half story vernacular residence; rectangular footprint. Gambrel roof with pent-roofed dormers. Gable-roofed, partially inset corner porch with turned posts, decorative brackets; clapboard siding with shingles

South Wedge Historic District
Name of Property

Monroe County
County and State

in gable and in porch pediment. Concrete block foundation. Moved to this location from 207 Averill Avenue in 1981.

141 Hamilton Street, c. 1870s

(One contributing building)

Two-story vernacular residence cruciform/T-shaped plan. Front-facing gable roof, cross-gables. Flat-roofed, full-width wraparound porch supported by square posts; spindlework. Clapboard siding. Shouldered window trim; second-story windows on front have pointed hoods; diminutive round-arched gable window. Asphalt shingle siding removed and clapboards restored since 1979 survey, significantly improving integrity; window trim also restored or replaced after 1979.

143 Hamilton Street, c. 1915

(One contributing building, one contributing outbuilding)

Two-story Craftsman-style residence. Rectangular footprint. Steeply pitched gable roof with brackets at eaves; gable peak steps forward. Full-width front porch with pent/hipped roof, unusual patterned balustrade; two front entries. Clapboard siding, shingles in gable. six-over-six replacement windows. Property includes a two-bay gable-roofed frame garage with overhead doors. Difficult to see from the street, but appears to be the garage shown on 1926 map; noted on 1928-36 Sanborn map as "3-car garage" (contributing)

144-148 Hamilton Street, c. 1890s

(One contributing building)

Two-story vernacular double residence with rectangular footprint. Front-facing gable roof, cross gables. Full-width, low-pitch hip-roofed front porch supported by round columns. Vinyl siding with scalloped synthetic board in gable peak. First- and second-story bay windows; two front doors. Despite alterations, retains characteristic scale, massing and general character consistent with the neighborhood.

149 Hamilton Street, c. 1920s

(One contributing building, one contributing outbuilding)

Two-story Craftsman/American Foursquare residence with rectangular footprint. Front-facing closed gable roof with pent-roofed dormer. Partial-width, gable-roofed front porch supported by square posts on rock-faced stone piers. Bay window beneath pent-roofed overhang. Clapboard siding on first story, Arts & Crafts shingles on second. Second- and third-story replacement windows (one-over-one). High integrity and a good example of its style. Property includes a 3- or 4-bay early twentieth-century concrete-block garage, which appears to be original to the house (1926 map shows garage with same footprint) (contributing).

151 Hamilton Street, c. 1890s

(One contributing building, one noncontributing outbuilding)

Two-story Queen Anne-style double residence with rectangular footprint. Front-facing gable roof with cross gables. Stacked first- and second-story partial-width porches with triple columns (round on first story, square on second); first-story porch posts are on rock-faced stone piers, second-story porch has solid, flared sided rail and low-pitched gable roof with returns. Clapboard siding. Angled corner. Tripartite window in gable with unusual hood. Some first-story windows are grouped and have stained-glass transoms. Since 1979 survey, asbestos shingle siding removed and clapboard siding restored. Property includes a concrete block garage with no doors, appears to be extensively altered (noncontributing due to alterations).

155 Hamilton Street, c. 1880s

(One contributing building)

South Wedge Historic District

Name of Property

Monroe County

County and State

Two-story vernacular residence; gable-and-side-wing form. Steeply pitched gable roof with cross gables. Partial-width, gable-roofed entry porch with round columns (balustrade not original). Vinyl siding. Window openings appear to have been altered, resulting in awkward composition. Round-arched window in gable. Alterations to porch, siding and windows detract from integrity; building marginally contributes to district as it retains characteristic scale and massing. 1979 survey noted that the building had suffered fire damage.

161 Hamilton Street, c. 1870s

(One contributing building, one noncontributing outbuilding)

Two-story Queen Anne/Stick Style residence; gable-and-side-wing form. Enclosed, low-pitched hip-roofed entry porch set into an L. Clapboard siding with decorative stickwork. Tripartite picture windows on first and second stories; enclosed side entry porch. Paired quarter-round windows in gables; molding on bargeboard; scalloped board in front gable. Front porch removed since 1979. Despite alterations, retains characteristic scale, massing, and some notable original detailing, particularly in gables. Property includes a three-bay, flat-roofed garage with pent-roofed overhang, overhead garage doors (noncontributing due to low integrity).

165 Hamilton Street, c. 1870s

(One contributing building)

Two-story Queen Anne/Stick Style residence; cruciform/T-shaped plan with front-facing gable roof and projecting cross-gable wings. Pent-roofed entry porch set into inner corner of T with paneled double doors. Clapboard siding; scalloped boards in gable and under second-story front windows. First-story windows are tall and narrow; all windows have projecting wood trim. Front section has angled corners on first story. Paired quarter-round windows in gable. Many similarities to 161 Hamilton. Front porch shown in 1979 survey has been removed; otherwise integrity has improved since 1979 with removal of asphalt shingle siding and restoration of clapboard.

196 Hamilton Street, 1918-26

(One contributing building)

Two-story vernacular outbuilding; second story front (east) is rock-faced concrete block; sides are smooth concrete or stucco. East side has full-width first-story opening and second-story hay door flanked by two double-hung windows. Low-pitched roof slopes from front (east) to back. Sanborn maps suggest it was built between 1918-26. Although integrity is reduced by loss of first-story doors, this is a rare example of a concrete-block, barn-style outbuilding in this neighborhood.

200 Hamilton Street, c. 1910s (moved)

(One contributing building)

Two-story Craftsman/American Foursquare residence with hipped roof, flared eaves, and hip-roofed dormers. Full-width, hip-roofed front porch supported by Ionic columns; pediment over entry; patterned balustrade. Clapboard siding on first story, Arts-and-Crafts shingles on second. Exposed rafter tails. Moved to this site from Reservoir Avenue (south of the South Wedge district) in the 1980s.

206 Hamilton Street, c. 1890s

(One contributing building)

Two-story Queen Anne-style residence with cruciform plan. Front-facing gable roof with cross-gable projecting wings. Partial-width, flat-roofed front porch supported by slender Doric columns in groups of three atop rock-faced stone piers. Clapboard siding. Angled corner with delicate ogee brackets; Palladian window in gable with low-relief swags in trim; similar swags above some other windows.

218 Hamilton Street, c. 1860s-70s

South Wedge Historic District
Name of Property

Monroe County
County and State

(One contributing building)

Two-story vernacular residence; gable-and-side-wing plan with low roof pitch. Flat-roofed entry porch with Italianate columns and brackets set into the L. Shouldered window trim with paneled aprons beneath first-story windows. Clapboard siding. Asbestos shingle siding removed and clapboard restored since 1979.

269-271 Hamilton Street, c. 1860s

(One contributing building)

Two-story vernacular residence with front-facing gable and asymmetrically placed cross-gable wings. Enclosed entry porch. Asbestos siding. Diminutive gable window with pointed top. House has historical value due to association with Frederick Douglass and is an individual city landmark.

277-279 Hamilton Street, c. 1900-1915

(One contributing building)

Two-story vernacular/Queen Anne-style double residence with rectangular footprint. Front-facing gable roof with cross gables. Full-width, hip-roofed front porch supported by square and round posts; pediment over central porch entry. Two front doors at center. Clapboard siding; shingles in gable. Triple window in gable, nine-over-one window at center flanked by two six-over-one, with original trim.

38 Hickory Street, c. 1850s

(One contributing building)

One and one-half story vernacular residence. Low-pitched, front-facing gable roof. One-story hip-roofed side wing. Clapboard siding. Replacement windows, mostly six-over-one. Enclosed front porch and asbestos shingle siding removed since 1977; front door removed and replaced by small window after 1995.

39 Hickory Street, c. 1872

(One contributing building)

Two-story vernacular residence with low-pitched, front-facing gable roof. Gable-roofed entry hood with Italianate brackets. Hip-roofed side porch with turned posts. Asbestos shingle siding.

40 Hickory Street, c. 1870s

(One contributing building)

Two-story vernacular residence with cruciform/T-shaped plan; front-facing gable roof with projecting cross-gable wings. Italianate porch set into southeast corner of T with original brackets, chamfered posts. Clapboard siding with cornerboards. Tall, narrow windows with two-over-two sash; some arched windows. Aprons beneath first-story windows. Pointed vent in gable. Asphalt shingle siding removed and clapboards restored since 1977.

41 Hickory Street, c. 1860s

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

One and one-half story vernacular residence with front-facing gable roof; full-width, enclosed front porch; asbestos shingle siding. Porch enclosed after 1977; although porch enclosure detracts from integrity, the house retains characteristic massing, scale and general characteristics typical of its era.

42 Hickory Street, c. 1870s

(One contributing building, one contributing building)

Two-story vernacular residence; gable-and-side-wing form. Hip-roofed entry porch with Italianate post and brackets set into an L. Pointed window in gable. Inconsistent muntin configurations; some two-over-two (likely original) are present, others have been replaced; leaded-glass French doors at one first-story front window opening. Original window trim. Property includes a one-story, early twentieth-century garage; difficult to see from street but appears to have two or three bays and retain early swinging or sliding carriage-house-style doors; shiplap siding (contributing).

43 Hickory Street, c. 1870s, porch 1920s

(One contributing building)

Two-story vernacular/Queen Anne-style residence. Cruciform/T-shaped plan with front-facing gable roof, projecting cross-gable wings. Full-width, low pitched hip-roofed wraparound front porch supported by square posts, with pediment over entry; brackets beneath pediment. Segmentally arched, paneled double front door. First-story bay window is not original; all sash appear to be replacements (one-over-one). Clapboard siding.

45 Hickory Street, c. 1860s

(One contributing building)

One and one-half story vernacular residence with low-pitched gable roof. One story hip-roofed side entry porch/wing. Clapboard siding; replacement windows. First-story windows are tall and narrow. Asphalt shingle siding removed and clapboard restored since 1977.

46 Hickory Street, 1880s

(One contributing building, one contributing outbuilding)

Two and one-half story Shingle Style residence, prominently situated on a corner lot. Primary roof form is hipped with broad cross gables and polygonal front tower. Partial-width, hip-roofed front porch supported by grouped slender round posts on tall rock-faced stone base; hip-roofed side porch with similar columns (not grouped) and base. Wall surfaces are complex and irregular, broken into multiple planes by projections, angled corners, and a second-story flared overhang. Massive, polygonal partially projecting three-story front tower is a distinctive feature, particularly due to bands of windows and deep bracketed eaves; finial atop tower roof. Clapboard siding with shingle in gables. Asphalt shingle siding removed after 1977 and clapboard restored. Property includes a one-story, three-bay, rock-faced concrete-block early twentieth-century (c. late 1920s) garage with paired swinging doors; garage appears to retain unusually high integrity (contributing).

49 Hickory Street, c. 1860s

(One contributing building)

Two-story vernacular residence; gable-and side-wing form. Low-pitched roof. Entry porch with low-pitched hipped roof inset into an L, with slender square posts. Clapboard siding; six-over-one replacement windows.

South Wedge Historic District
Name of Property

Monroe County
County and State

56-56 1/2 Hickory Street, c. 1870
(One contributing building)

Two-story brick Italianate-style residence. Gable-and-side-wing form. Entry porch with Italianate posts and brackets set into an L. Stone sills and carved stone lintels. Polygonal bay window on side. Scrolled brackets under eaves of main roof, porch, and bay window. Front door frame and stoop are not original. Original double door at porch entry removed since 1977 and replaced by incompatible modern door.

58 Hickory Street. Vacant lot.

62 Hickory Street, c. 1870
(One contributing building, one noncontributing outbuilding)

One and one-half story vernacular residence. Low-pitched gable roof. Flat-roofed, full-width front porch supported by slender posts. Vinyl siding. Octagonal window just under eaves on side. Lower rear gable-roofed wing, ridgeline parallel with primary roof, extends beyond east wall of original house with small entry stoop. Asbestos siding removed and replaced with vinyl since 1977; enclosed porch also replaced with present open porch after 1977. Despite alterations, retains characteristic massing, scale and general character consistent with the neighborhood. Property includes a hip-roofed garage with replacement siding and doors (noncontributing due to extensive alterations).

64 Hickory Street, c. 1880
(One contributing building, one contributing outbuilding)

Two-story vernacular/Queen Anne-style double residence. Gable-and-side-wing form. Two front porches; one has low-pitched gable roof supported by round columns; second front porch is set into an L with enclosed pent-roofed addition above. Clapboard siding on first story with shingles on second story and in gable. Skylight in cross-gable. Paired window in gable. Permastone and asbestos siding removed and clapboard, shingles and trim restored since 1977. Property includes a three-bay, flat-roofed early twentieth-century garage with tile-roofed overhang, swinging carriage-house-style doors; integrity appears high (1918-26; contributing).

66 Hickory Street, c. 1870
(One contributing building)

Two-story vernacular residence. Gable roof with cross-gables; rectangular footprint. Full-width, hip-roofed front porch with turned posts and spindlework. Clapboard siding. Two-over-two windows; Palladian window in gable. Flat-roofed side bay window.

68 Hickory Street, c. 1870
(One contributing building)

Two-story vernacular residence; gable-and-side-wing form. Low-pitched gable roof. Low-pitched, full-width wraparound front porch with turned posts, spindlework, brackets. Vinyl siding. Four-over-four first-story windows, two-over-two second-story windows.

70 Hickory Street, c. 1870
(One contributing building, one noncontributing outbuilding)

One and one-half story vernacular residence with low-pitched gable roof; pent-roofed dormer. One-story rear gable-roofed wing, ridgeline parallel to primary roof; wraps corner of One and one-half story main section to create small entry porch with square chamfered post. Clapboard siding. Good example of its type. Property includes a one-bay, gable-roofed garage with shiplap siding, built after 1950 (noncontributing due to age).

South Wedge Historic District
Name of Property

Monroe County
County and State

72 Hickory Street, c. 1870

(One contributing building, one noncontributing outbuilding)

Two-story vernacular residence; gable-and-side wing form. Low-pitched, hip-roofed enclosed entry porch set into an L. Secondary enclosed entry porch on opposite side. Diminutive peaked vent in gable; vinyl siding (was asphalt shingle in 1977 survey). Replacement windows. Despite alterations, massing, scale, and general character are consistent with the neighborhood. Property includes a one-bay garage with an irregular gable roof, no door, and vinyl siding (noncontributing due to extensive alterations).

74 Hickory Street, c. 1850s

(One contributing building)

Two-story vernacular brick residence with low-pitched hipped primary roof; gabled rear wings extend to back of property. Full-width, hip-roofed enclosed front porch. Square second-story windows. Appears to be an Italianate-style residence subsequently altered. Second-story windows replaced after 1977 (appear to have been sliding windows at that time).

76 Hickory Street, c. 1870

(One contributing building, one noncontributing outbuilding)

Two-story vernacular residence set back farther from the street than neighboring houses. Front-facing gable roof. Full-width, hip-roofed enclosed front porch. Second-story windows are six-over-one sash, asymmetrically placed. Vinyl siding (post-1977). Despite alterations, massing, scale and general character are consistent with the neighborhood. Property includes a two-bay, flat-roofed garage with replacement doors, combination of shiplap and asphalt shingle siding (noncontributing due to extensive alterations).

78 Hickory Street, c. 1870

(One contributing building)

One and one-half story vernacular residence, gable-and-side-wing form with low-pitched gable roof. Full-width, hip-roofed wraparound porch with simple round columns and brackets; low-pitched pediment over entry. Vinyl siding. Near mirror image of 80 Hickory.

80 Hickory Street, c. 1870

(One contributing building, one contributing outbuilding)

One and one-half story vernacular residence; gable-and-side-wing form with low-pitched gable roof. Full-width, hip-roofed wraparound porch with simple round columns and brackets. Clapboard siding. Near mirror image of 78 Hickory, but integrity is higher due to retention of clapboard siding (restored since 1977), full height of first-story windows, and window trim. Property includes a two-bay, gable-roofed, early twentieth-century garage with shiplap siding and paired swinging doors (1926-38, contributing).

82 Hickory Street, c. 1870s, with 1920s alterations, subsequently extensively altered post-1977

(One noncontributing building)

One and one-half story vernacular residence. Low-pitched gable roof. Underscaled pedimented entry hood (not original). Vinyl siding. Hip-roofed enclosed side wing; gable-roofed rear addition slightly taller than original building; rear addition and attached garage are modern additions. Replacement windows. House has been significantly altered at least twice: in the 1920s and after 1977. Alterations since 1977 include new siding, rear addition, roof pitch altered, new entry porch, new windows, attached garage, and removal of dormers. Current appearance bears little resemblance to the 1920s version of the house as documented in the 1977 survey, and

South Wedge Historic District
Name of Property

Monroe County
County and State

likely retains little evidence of original design. Changes since 1977, including elimination of character-defining features and changes to massing and scale, have altered the house so extensively that it no longer conveys its historic appearance.

84 Hickory Street, 1877

(One contributing building)

Two-story, brick Italianate residence. Cruciform/T-shaped plan with gable roof and projecting cross-gables. Flat-roofed front entry porch with Italianate posts, brackets, and drops; matching side entry porch set into inner corner of T. Incised decorative stone lintels. Arched gable window with arched stone lintel. Drops at corners of eaves. 1977 survey showed a full-width front porch, subsequently removed and replaced by the present porch, the design of which is closely based on the surviving original side porch.

85 Hickory Street, c. 1882

(One contributing building, one contributing outbuilding)

Two-story Queen Anne-style residence. Cruciform/T-shaped plan with steeply pitched front-facing gable, projecting hip-roofed side wings. Full-width, pent-roofed front porch with round columns. Clapboard siding. Triple window in gable with shingled skirt and hood, above triple picture window on first story. Flat-roofed enclosure, probably an addition, above main entry with double doors opening onto porch roof. Asphalt shingle siding removed and clapboard restored since 1977. Property includes a three-bay, early twentieth-century (1918-1926, per Sanborn maps) garage; swinging doors are not original (contributing)

86 Hickory Street, 1870s

(One contributing building, one noncontributing outbuilding)

Second Empire-style house, one story with mansard attic and tower. Full-width, flat-roofed front porch with Italianate columns and bracketed eaves, recently restored. Mansard clad in patterned simulated slate shingles; tower mansard has asphalt shingle roof, oculus, decorative iron cresting. Dormers with round-arched windows, paired on front. Recent rehabilitation work has included sensitive restoration of front porch, replacement of roll roofing on mansard with patterned imitation slate, and restoration of front window. These changes have dramatically improved the historic integrity of the building, which is an excellent and locally rare example of the Second Empire style. Property includes a gable-roofed garage with one overhead garage door; does not match garage footprint on 1950 Sanborn map (noncontributing due to age).

87 Hickory Street, c. 1860s-70s

(One contributing building, one contributing outbuilding)

Two-story vernacular residence. Gable-and-side-wing form; inner corner of an L now filled with flat-roofed two-story addition. Full-width, hip-roofed front porch with plain square posts. Tripartite Chicago-style windows on first and second stories (not original but predate 1977). Clapboard siding. Porch rail and posts are not original. Clapboard siding restored after 1977. Despite alterations to windows, roofline, and porch, retains characteristic massing, scale and general character compatible with the neighborhood. Property includes a three-bay, rock-faced concrete block early twentieth-century (1918-26) garage, abutting garage of 85 Hickory Street; doors are missing but integrity is otherwise good (contributing).

88 Hickory Street, c. 1870

(One contributing building, one contributing outbuilding)

South Wedge Historic District
Name of Property

Monroe County
County and State

One and one-half story vernacular gable-roofed residence with rectangular footprint. Wood shingle siding. Full-width, hip-roofed, wraparound porch with solid shingled rail. Porch reconfigured since 1979 with steps moved from one side to the other; first-story door and window configuration also altered and second-story window sizes reduced. Despite alterations, massing, scale, and general character are consistent with the neighborhood. Property includes a four-bay, flat-roofed, early twentieth-century (1918-26) garage with pent-roofed overhang (contributing)

89 Hickory Street, c. 1872
(One contributing building)

Two-story vernacular residence with rectangular footprint. Low-pitched gable roof. Partial-width, pent-roofed front porch. Vinyl siding. Replacement windows. 1977 photo shows former open porch (added c. 1911) with brackets, as well as clapboard siding. Despite alterations, massing, scale, and general character are consistent with the neighborhood.

90 Hickory Street, c. 1887
(One contributing building)

Two-story residence with Eastlake/Stick Style detail. Gable-and-side-wing form. Pent-roofed entry porch set into an L with turned posts and brackets. Shallow polygonal projecting two-story front bay. Clapboard siding with squared patterned shingle below second-story windows and scalloped clapboards in gable.

91 Hickory Street, c. 1892
(One contributing building)

Two-story vernacular residence; gable-and-side-wing form with steeply pitched gable roof with bracketed returns; slightly projecting cross-gable wing. Full-width, hip-roofed front porch with brackets at tops of posts and at eaves. Clapboard siding with shingles in gable. Set of three paired windows in gable, with taller window flanked by two half-height windows with consistent lintel line, above which the gable peak steps forward.

92 Hickory Street, c. 1867
(One contributing building)

Two-story vernacular residence with low-pitched gable roof. Vinyl siding with scalloped shingles at peak of gable. Flat-roofed entry porch; double front doors. Replacement windows. 1977 survey shows asphalt shingle siding, smaller porch, windows and doors boarded. Despite alterations, massing, scale and general character are consistent with the neighborhood.

93 Hickory Street, c. 1876
(One contributing building)

Imposing Two-story brick Italianate house with three and one-half story corner tower. Irregular, generally cruciform footprint with front-facing, steeply pitched gable roof, asymmetrical cross-gable wings, Mansard-roofed tower with cresting at northwest corner. Tall windows with incised Italianate decorative stone lintels. Flat-roofed entry porch at first story of tower with Italianate posts and brackets. Unusual double-cross inlaid pattern in side of tower at first floor. Original tower roof, lost in a windstorm, was replaced by the present roof in 1980.

94 Hickory Street, c. 1887

South Wedge Historic District
Name of Property

Monroe County
County and State

(One contributing building)

Two-story Queen Anne/Eastlake-style residence. Hipped primary roof with front and side projecting cross-gable wings. Clapboard siding with shingles in gable; stickwork applied to articulate window sill and lintel lines and window divisions. Gable-roofed entry porch; paneled double front doors. Band of trim above first-story windows with applied roundels. Half-round window in gable with trim above and below. Since 1977, asphalt shingle siding removed, clapboard and shingle restored; window above porch also removed after 1977.

96 Hickory Street, c. 1870

(One contributing building)

Two-story vernacular residence; cruciform/T-shaped footprint with front-facing gable with returns, projecting cross-gable winds. Pent-roofed enclosed entry porch inset into inner corner of the T. Asbestos siding in wavy shingles on walls, flat shingles in gable.

97 Hickory Street, c. 1840s

(One contributing building, one contributing outbuilding)

Two-story vernacular residence. Front-facing gable roof with minimal returns. Full-width, hip-roofed front porch supported by round posts. Vinyl siding. Permit was issued in 1914 to raise the roof, which may explain the atypical proportions and shallowness of eaves. Property includes a two-bay, side-gable early twentieth-century (1918-26) garage with overhead rolling doors (contributing).

98 Hickory Street, c. 1888

(One contributing building)

Two-story Queen Anne-style residence. Cruciform/T-shaped footprint; primary roof is side-facing gable, with front projecting cross-gable. Full-width, hip-roofed wraparound porch with plain square posts. Clapboard siding. Octagonal window in side wing. At the time of the 1977 survey, house was vacant and boarded, with asphalt siding; porch rail was missing.

99 Hickory Street, 1888-1900

(One contributing building)

Two-story Queen Anne-style residence. Gable-on-hip roof with cross-gables and front gabled dormer. Full-width, pent-roofed front porch with pediment over off-center entry, supported by battered square posts on rock-faced stone piers; solid porch rail with square-cut patterned shingles. Clapboard siding. Open second-story corner porch with turned posts and arched spindlework. Most windows are one-over-one sash. Clapboard siding restored since 1977.

101 Hickory Street, c. 1880s

(One contributing building)

Two and one-half story vernacular residence with cruciform/T-shaped footprint. Gable roof, cross-gable wings. Pent-roofed entry porches set into each inner corner of the T. Two windows in gable; gable steps forward above sills. Off-center front entry stoop with no hood or roof, metal rail. Vinyl siding; one-over-one replacement windows. As of the 1977 survey, retained clapboard siding (shingles in gable peak), historic porch detailing, although first-floor front altered. 1977 documentation notes it was converted from a double to a four-family residence in 1952. Integrity is low; minimally contributes to district due to characteristic scale, massing and general character.

South Wedge Historic District
Name of Property

Monroe County
County and State

103 Hickory Street,
(One contributing building)

Two-story vernacular residence; cruciform/T-shaped footprint with front-facing gable, cross-gable wings. Entry porch at northeast corner with irregular hipped roof supported by square posts with brackets. Vinyl siding. Despite alterations, retains characteristic scale, massing and general character consistent with district.

107 Hickory Street Vacant lot serving as parking/access for 661 South Avenue.

426-430 South Avenue, Front building: 1910-18; rear building: c. 1830s-40s
(Two contributing buildings) Two buildings on one legal lot.

Front building: Two-story brick commercial building. Apparently flat roof with shaped parapet. Two storefronts with display windows, transoms; third, central entrance for upstairs access. Gray/brown brick with patterned trim highlighted in red brick, occurring in bands at first-story entablature, second-story lintel band, and cornice. Good example of its type.

Rear building: directly behind the front building, a two-story brick Greek Revival-style, gable-roofed residence with Medina sandstone trim, including sandstone frieze, lintels and sills. Although building appears to be in poor condition, it appears to retain much of its original fabric and is a rare surviving example of a Greek Revival-style house in the neighborhood.

429 South Avenue, nineteenth century, with c. 1930 facade
(One contributing building, one contributing outbuilding)

Two-story brick commercial building. Gable roof; facade has false front with crenellated parapet. Two-part display window; off-center entrance. nineteenth-century building with early-twentieth century facade; plat maps show front section and, presumably, façade added 1926-38. Property includes a four-bay, rock-faced concrete block garage that appears on 1926 map (contributing).

431-433 South Avenue, 1918-26
(One contributing building)

Two-story, early-twentieth century Commercial Style commercial building with apparently flat roof. Central entrance flanked by storefronts, each with central entrance, show windows, and transom. Bands of rowlock and soldier course brick used to accentuate horizontal lines at window sills, lintels, and below cornice; parapet. Diamond patterns on parapet created by use of slightly darker color brick.

435-439 South Avenue, c. 1870s
(One contributing building)

Two-story Italianate commercial building with apparently flat roof. Two unequally sized storefronts, with some original cast-iron pilasters remaining; bracketed overhang. Corbelled brick cornice. Two second-story windows on primary facade have been in-filled with brick.

436 South Avenue, c. 1870s
(One contributing building)

South Wedge Historic District

Name of Property

Monroe County

County and State

Two-story Queen Anne-style residence; asymmetrical cruciform footprint. Gabled roof with projecting-cross-gable wings. Italianate entry porch set into northwest corner; polygonal bay window set into southwest corner. Shouldered window moldings. Asbestos siding removed and clapboard siding restored after 1979.

447-459 South Avenue, various dates (see below)

(Three contributing buildings and one noncontributing building) Four buildings on one legal lot, used as a single campus.

447 South Avenue (2007): Two-story brick commercial building with apparently flat roof; curved corner. Two-story brick pilasters divide window bays. Built as addition to 455 South Avenue. Noncontributing due to age.

455 South Avenue (c. late 1920s): Two-story brick commercial building with apparently flat roof and parapet. Continuous storefront with display windows, transom; second-story windows are paired. Contributing.

459 South Avenue (c. 1870s): Two-story Italianate former residence with cruciform plan; front-facing gable roof with projecting cross-gable wings. Flat-roofed entry porch with Italianate posts and brackets set into southeast corner. Shouldered window surrounds with pointed hoods. Vinyl siding. Contributing.

61 Comfort Street (1875-88): Two-story residence with Italianate decorative features. Gable-and-wing form; hip-roofed entry porch with Italianate brackets and columns set into the L. Side chimney with inset decorative terracotta tiles. Pointed decorative window hoods. Vinyl siding. Contributing.

467-469 South Avenue, c. early 1870s

(One contributing building)

Three-story brick commercial building with apparently flat roof. Two storefronts, both considerably altered. Second-story windows are segmentally arched with stone lintels and keystones, two-over-one sash; center two windows set into unusual recessed panel with dentils and have continuous stone lintels. Molded overhang above third-story windows; no cornice detail.

471-475 South Avenue, 1875-1888

(One contributing building)

Three-story brick Italianate/Eastlake commercial building. Two largely intact storefronts with cast-iron pilasters, wood paneled bulkheads, modern show windows and transoms in original openings. Brick wall between storefronts was likely location of original entrance to upper stories. Second- and third-story windows have segmentally arched tops with brick arched lintels. Bands of brickwork at center of windows, lintel levels, and cornice, including patterns above each window. Unusual building and a good example of its style. Storefronts sympathetically rehabilitated after 1979.

477-483 South Avenue, c. 1870

(One contributing building)

Townhouse-style row of attached two-story units on raised basements, with mansard roof. Each unit is three bays wide with entry at north (right), accessed by brick stair with solid cheek walls and no hood. Segmentally arched two-over-two windows with stone lintels and keystones. Gabled dormers contain round-arched two-over-one windows. Polygonal slate shingles on mansard; rounded shingles in diamond patterns (currently red) between dormers. Stucco facade. This is a locally rare building type. As documented in the 1979 survey,

South Wedge Historic District
Name of Property

Monroe County
County and State

building was at that time boarded up and awaiting rehabilitation. 1941 photograph shows continuous flat-roofed porch across entire facade.

487-489 South Avenue, c. 1870s
(One contributing building)

Two-story brick Italianate-style commercial building with apparently flat roof. Intact/appropriate storefront with original cast-iron pilasters, display windows, transoms. Bracketed overhang over first story. Brick corbelled cornice. Good example of its style.

491-495 South Avenue, c. 1840s
(One contributing building)

One and one-half story vernacular building, now commercial. Gable roof, with gable end facing south, with returns. Corner storefront with angled entry. Diminutive windows under eaves. Rear pent-roofed addition. Appears to be a rare early commercial building, possibly one of the earliest buildings in the district. Sympathetically rehabilitated since 1979.

500 South Avenue, 1972
(One noncontributing building)

Two joined seventeen story modern housing towers. Irregular rectilinear footprint. Pale sandstone-colored concrete exterior; windows occur singly or in horizontal bands, with each plan having uniform window shapes and sizes. This building is a good example of its style and type, but is noncontributing in this district because of its age and inconsistency with the historic scale and character of the neighborhood.

503 South Avenue, c. 1870s, upper floors removed 1946
(One noncontributing building)

One-story flat-roofed commercial building clad in applied simulated stone. Corner entry with cast-iron post. Display windows inset into panels divided by brick pilasters, with molded entablature above. Corner post is a historic element; otherwise building retains few historic features, particularly due to removal of second story, application of incompatible siding, and window alterations. Noncontributing due to extensive alterations.

515 South Avenue, 1875-1888
(One contributing building)

Two-story Queen Anne-style residence. Irregular footprint; gable-on-hip roof with cross dormers and polygonal corner tower with conical roof topped by a finial. Gable-roofed entry porch supported by square posts on rock-faced ashlar piers, with low-relief decorative motif and dentil trim in pediment. Clapboard siding, with shingles laid in curving courses at uppermost gable. Window shapes and configurations vary. Very good example of a high-style Queen Anne residence.

516-520 South Avenue, 1875-1888
(One contributing building)

Two-story shingle-style double residence; cruciform/T-shaped plan with front-facing gable roof, projecting cross-gable wings, pent-roofed dormers. Symmetrical facade. Pent-roofed entry porches set into inner corners of the T, with turned posts and spindlework. Paired one-over-one windows; cutaway corners with brackets. Clapboard siding on first story, with shingle siding at second and in gable; two bands of saw tooth shingles at second story. Double gable peaks shown in 1979 photo recently covered.

South Wedge Historic District

Name of Property

Monroe County

County and State

522 South Avenue, c. 1870s, with c. 1930s addition
(One contributing building)

One and one-half story Greek Revival residence, now commercial, with Streamline Moderne-style storefront. Front-facing gable roof with returns. Raised Art Deco storefront with smooth stucco walls, curved glass-block window and two display windows; recessed entry. Streamline-style aluminum cornice. Upper story of original residence visible above storefront and has one-over-one replacement windows; square blind window in gable; asphalt shingle siding.

526 South Avenue, 1900-1910
(One contributing building)

Two-story, flat-roofed industrial building; north section is rock-faced concrete block with one pedestrian door and four windows on west facade; south section has one-story pent-roofed front section and two-story flat-roofed rear section with nine-light fixed windows and shiplap siding. Currently a warehouse; first appears on the 1910 plat map; labeled on the 1918 map "West Carting & Storage Co."

528 South Avenue, 1964
(One noncontributing building)

One-story commercial building with flat/slightly sloped roof. Brick facade, aluminum siding on sides. Modern, with triple full-height window, overhanging roof with edges wrapped in aluminum; corner entrance. Noncontributing due to age.

525-527 South Avenue, c. 1880s
(One contributing building)

Two-story transitional Queen Anne/Colonial Revival residence. Primary roof is side-facing gable, with broad front-facing cross gable, polygonal corner turret. Partial-width, pent-roofed front porch supported by round fluted columns with low-pitched pediment over entry; side porch with flat roof and matching column. Palladian window in gable. Asbestos shingle siding.

539 South Avenue, 1927
(One contributing building)

Three-story brick apartment building with commercial storefronts. Flat roof; shaped parapet with cast concrete coping. Cutaway corner entry. Regularly spaced one-over-one windows, some in pairs, in two sizes. Storefronts altered.

540 South Avenue, 1890
(One contributing building)

Three-story brick building; originally a three-family apartment building, now commercial. Appears to have flat roof with pediment. Primary (west) facade features inventive brick ornamentation with Eastlake/Richardsonian character. Recessed entry with stone post, foliate capital, supporting heavy stone entablature with swan's-neck pediment above. Prominent near-round first-story window. Upper-story brickwork features varied projecting/recessed patterns, including checkerboard, corbelling, curves and inset slits, combined with rough-faced stone and molded terra-cotta tiles. Cornice features swags, roundels, and dentils, with building date of 1890 in pediment. North and south sides were not originally as prominent as today and are relatively utilitarian

South Wedge Historic District

Name of Property

Monroe County

County and State

with segmentally arched window openings, stone sills, brick lintels, without the decorative brick, stone and terra-cotta of the primary facade.

602 South Avenue, c. 1872

(One contributing building)

Two-story brick Italianate-style commercial building with apparently flat roof. Storefront appropriately rehabilitated since 1979 and features display windows, bulkhead, and awning. Patterned brick cornice.

606-608 South Avenue, c. 1860s

(One contributing building)

Two-story vernacular brick residence, now commercial. Gable-and-wing form with low roof pitch. Two front entrances on primary face and a third in wing. one-over-one windows with stone lintels and sills. Evidence of past alterations to brickwork suggests there was a porch at one time, now removed.

612 South Avenue, 1875-1888

(One contributing building)

Two-story brick Italianate-style residence. Cruciform plan with front-facing gable roof, projecting cross-gable wings. Full-width, wraparound double-decker front porch. Italianate stone lintels with carved roundel motif. Round-arched window in gable.

620 South Avenue, 1900-1910 with subsequent additions/alterations

(One noncontributing building)

Two-story, flat-roofed industrial building, set back from street; brick on primary (west) facade, concrete block sides. West facade has few openings and is modern in character. East portion of building shown on 1910 map; subsequently expanded. West facade is not original. Noncontributing due to extensive alterations.

634 South Avenue, 1926

(One contributing building)

One-story commercial building with apparently flat roof. Single storefront spans facade with central entrance, brick bulkhead, show windows and transoms. Plain smooth cast concrete above storefront; raised center block with incised number "634" flanked by scrolls at parapet; date block (1926) near south end of facade. Brick sides. When surveyed in 1979, storefront windows were all missing and in-filled with masonry and signage obscured upper portion of facade. Since 1979, signage removed and masonry removed, storefront windows rebuilt.

638-642 and 636 South Avenue, 638-642 (varied dates; see below)

(Two contributing buildings, one contributing outbuilding). Property includes three buildings on one legal lot: brick commercial building at the front (638-642); house at rear (address on building is 636); garage/carriage barn, all contributing.

638-642 South Avenue (1885 and 1890s): Two-part brick commercial building. North section, four window bays wide, is two stories plus mansard attic, with modern storefront, patterned brick window hoods, corner pilasters, and cornice; pedimented dormers and fishscale slate roof. Narrower south section is three stories

South Wedge Historic District
Name of Property

Monroe County
County and State

plus attic with modern storefront, projecting second-story oriel, triple arched windows at third story. Round-arched false front with caryatids conceals steeply pitched gable roof.

636 South Avenue (c. 1880): Two-story, gable-and-side-wing form residence, located behind the commercial building at 638-642 South Avenue; porch extends across side wing. Vinyl siding. First appears on 1888 plat map.

Outbuilding (1910-1918): One and one-half story barn/garage, rock-faced concrete-block first story with clapboard siding above; retains some original doors. First appears on 1918 plat map.

644-648 South Avenue, c. 1850s; c. 1880s addition; 1952 storefront
(One contributing building)

Three-part building, now commercial. Front section (1952 per building permits) is a one-story flat-roofed, modern storefront, with a facade composed mostly of a large plate-glass display windows, with an off-center entrance and a sign spanning the facade. Behind that is the oldest section, a One and one-half story brick former residence with a low-pitched gable roof with returns. Behind that and barely visible from the front is a Two-story rear section with a more steeply pitched gable roof and asbestos siding.

647-651 (also known as 647-655) South Avenue, 1880s
(One contributing building)

Two-story brick commercial building (retail first floor, likely residential above). Original/rehabilitated cast-iron storefront with show windows and transoms; tall, narrow second-story windows with stone sills and lintels with incised cross patterns; patterned brick cornice. Well maintained since 1980-81 restoration and a very good example of its type.

650-658 South Avenue, 1918-1926
(One contributing building, one noncontributing outbuilding)

Two-story brick commercial building; early-twentieth century Commercial Style. Apparently flat roof. Four storefronts, all altered but retain general storefront pattern. Second-story windows in "Chicago style" pattern with narrow windows flanking wider ones. Inset brick panels above windows, just under cornice; simple brick cornice. Property includes a one-story, flat-roofed, concrete-block outbuilding, c. 1930s (noncontributing due to alterations)

661 South Avenue, 2010
(One noncontributing building)

Four-story Postmodern brick mixed-use building; first-story storefronts with apartments above. Building is visually divided into five sections of comparable width, with alternating mansard and flat roofs. Storefronts resemble traditional storefront configuration, with tall entablature above; upper-story fenestration is regular, mostly one-over-one sash with some double doors; dormers in mansards have gabled or round-arched tops. This building was designed under city preservation board review, replacing a vacant lot, and is consistent with the general character and pedestrian orientation of architecture along South Avenue, although currently noncontributing due to age.

666 South Avenue, c. 1870
(One contributing building)

Two-story brick Italianate commercial building. Modern storefront with painted ledge rock facade, residential-style door flanked by multi-paned show windows. Flat paneling above storefront with business sign. Second-

South Wedge Historic District
Name of Property

Monroe County
County and State

story windows have Italianate brick hoods with keystones; patterned brickwork at cornice. Despite alterations to storefront, retains characteristic scale, massing, and second-story details consistent with neighborhood character.

672-674 South Avenue, 1910-1918
(One contributing building)

Two-story brick commercial building. Two storefronts with bulkheads, display windows and small-paned leaded-glass transoms. Two second-story oriel windows flanking round-arched window. Colored patterned brickwork beneath bracketed overhang at cornice. Good example of its type.

676-680 South Avenue, 1888-1900
(One contributing building)

Three-story brick commercial building. Two storefronts; storefront materials appear modern but retain historic configuration with bulkheads, display windows and transoms (now covered); entablature above storefronts with applied rosettes. Second- and third-story windows in groups of three with continuous stone sills and lintels, framed by bands of patterned brickwork. Field of herringbone brickwork between first-story lintels and second-story sills, with diamond and square inset motifs each with a central terracotta tile. Projecting brickwork diamonds alternate with terracotta roundels beneath bracketed metal cornice.

684 South Avenue, Pre-1875 (both sections)
(One contributing building)

Two-story-plus-mansard brick commercial building. Storefronts on west and south with multipaned windows, paneled entablature/transom. Second-story windows have stone lintels and sills, six-over-one replacement sash. Dormers have peaked tops. Two-story gable-roofed rear wing set behind projecting one-story storefront. Historically known as the Burkhard Building.

689-693 South Avenue, 1912-13
(One contributing building)

Two-story brick commercial building with apparently flat roof. Storefront elements are not original but fit within historic openings and configuration with large display windows and transoms. Second-story windows are paired and have six-over-six replacement sash, brick sills and lintels. Deeply overhanging cornice above panels of gray brick, laid vertically rather than horizontally, with projecting vertical bands of red brick aligned with corners of windows. Oriel window on Gregory Street side.

696 South Avenue, 1875-1888
(One contributing building)

Three-story brick mixed-use building (first-story retail, upper-story residential). Irregular footprint, angled to follow obtuse angle of intersection. Storefronts on South Avenue and Gregory Street sides with paneled bulkheads, wood doors with sidelights, sign block in entablature beneath molded overhang. Second and third stories combine brick, rock-faced Medina sandstone, terra-cotta tiles, and bands of wood molding in an unusual composition suggestive of a series of pilasters framing the windows. The building is also known as 285-291 Gregory Street.

697 South Avenue, c. 1860s

South Wedge Historic District
Name of Property

Monroe County
County and State

(One contributing building)

Two-story brick commercial building. Modern storefront in traditional configuration with off-center entrance, paneled bulkhead, display windows; flat sign panel above storefront. Three evenly spaced second-story windows in segmentally arched openings with one-over-one sash (one is half), stone sills, fan-shaped brick lintels. Slightly stepped brick cornice.

700 South Avenue, 1920s
(One contributing building)

Two-story theater with smooth cut stone facade. Two-story central opening contains four doors, flat hood, and three tall, arched second-story windows. Other windows are round-arched. Terra-cotta ornamentation. Known as the Fine Arts Theater. Interior has been converted to commercial use. Architect: Leander McCord.

701-705 South Avenue, c. 1860s (One contributing building)

Two-story commercial building. Modernized storefront with bulkheads, display windows, modern awning. Regularly spaced six-over-six replacement windows with arched brick Italianate lintels. Patterned brick cornice.

706 South Avenue, c. 1870s with c. 1960s addition
(One noncontributing building, one noncontributing outbuilding)

Two parts: front section is a flat-roofed, one-story, windowless brick box stretching across the width of what was originally two lots. One entrance, off-center; otherwise the plain painted brick exterior is relieved only by individually lettered sign. Rear section was a two-story, gable-roofed residence with cross gables now clad in stucco. Although the original house is visible and retains some historic features, it is visually overpowered by the addition, which is noncontributing due to age. Property includes a three-bay, rock-faced concrete-block garage, typical of other early twentieth-century garages in the neighborhood; integrity is fairly good but garage is not sufficiently notable to be considered contributing in the absence of a contributing primary building.

720 South Avenue, c. 1870s
(One noncontributing building)

Two-story, originally residential Queen Anne-style building, now commercial. Original footprint was cruciform with front-facing gable roof, projecting cross-gable wings. One corner now filled with incongruous pent-roofed stucco-clad entry addition. Vinyl siding; replacement windows. Noncontributing due to extensive alterations.

728 South Avenue, 1875-1888
(One contributing building)

Two-story transitional Queen Anne/Colonial Revival residence. Cruciform/T-shaped plan with front-facing gable roof, projecting cross-gable wings. Gable-roofed entry porch in one corner of the T, projecting forward. Bands of decorative molding below and above first- and second-story windows on primary facade; semicircular gable window. Clapboard siding.

732 South Avenue, 1875-1888 with c. 1930s storefront addition
(One contributing building)

Two-story, Queen Anne/Stick-Style residence with partial-width, one-story Moderne storefront projecting forward to sidewalk. Storefront has stucco exterior with central entrance and curved inner walls, with curved plate-glass windows and black Carrara glass above storefront. Residence has cruciform/T-shape with front facing gable roof and cross-gable wings (all gables have jerkinhead peaks). Gable-roofed entry porch at northwest corner. Second story has clapboard siding and applied Stick-Style detail. Although the Moderne

South Wedge Historic District
Name of Property

Monroe County
County and State

storefront is clearly a later addition that is incongruous with the original building, it is a good example of its type and era. The original house also retains notable architectural detail particularly the unusual gables and Stick-Style detail.

738-740 South Avenue, 1875-1888
(One contributing building)

Two-story Queen Anne-style multi-family residence. Primary roofline is a side-facing gable with double front-facing cross-gables atop projecting polygonal bays. Partial-width, flat-roofed front porch with square posts; pent-roofed corner porch with turned post. Half-round windows in each front gable. Clapboard siding; scalloped boards in front gables.

741 South Avenue, 1910-1918
(One contributing building)

Two-story brick commercial building. Corner entry with fluted cast-iron corner post. Storefront retains traditional configuration of bulkhead, display windows, and transom (transom is solid panel) although specific components are not original. Second-story oriels on front and side; other second-story windows are one-over-one sash in pairs. Bands of soldier course brick above storefront and above second-story windows.

742 South Avenue, 1918-26
(One contributing building)

Two-story brick commercial building. Storefront altered but generally retains historic configuration with bulkheads and display windows. Second-story windows are paired six-over-six replacement sash with brick sills; continuous band of soldier-course brick above lintels. Terracotta/cast-stone coping with scrolls flanking raised central parapet section; central terracotta medallion.

746-750 South Avenue, 1880s
(One contributing building)

Three-story brick mixed-use building (first-story retail, upper-story residential) prominently located on a corner lot. Original or appropriately rehabilitated storefront with bulkheads, cast-iron framing, display windows, transom, and entablature. Bands of Medina sandstone above first- and second-story windows; projecting brick panels with terra-cotta tiles flank windows on primary (west) facade; patterned brickwork at cornice with decorative metal cornice above. Side features projecting vertical triple bands of brickwork aligned with three brick chimneys. High integrity and an anchor near the south end of the South Avenue commercial corridor. At the rear of the property, a diminutive gable-roofed brick wing appears to have been a freestanding outbuilding, subsequently attached to the primary building. Longtime home of Lauterbach's Hardware Store established in 1899; sold to Hunt Hardware in 1995 and subsequently converted to a cafe.

757 also known as 751-759 South Avenue, 1926-38
(One contributing building)

One-story auto service station with angled L configuration. Gable roof with three garage bays and primary pedestrian entry on east facade; larger service bay in angled north wing (newer). Three-bay section is the original building constructed between 1926-38.

758 South Avenue, 1963

South Wedge Historic District

Name of Property

Monroe County

County and State

(One noncontributing building)

One-story office building (medical). North section is faced in smooth square stone blocks and has projecting entry with flat roof and solid sides; band of windows with modern awning. South section clad in tan brick with no openings on facade. Building is a good example of 1960s Modernism and is compatible with the scale and setback of neighboring buildings. Noncontributing due to age.

767 South Avenue, Pre-1875

(One contributing building)

Two-story vernacular residence with low-pitched gable roof, clapboard siding. Partially enclosed, hip-roofed side entry porch with round post. First-story windows are tall and narrow. Replacement sash.

773 South Avenue, pre-1875

(One contributing building)

Two-story vernacular residence; gable-and-side-wing form. Full-width, pent-roofed front porch supported by square posts. Vertical board siding. Despite numerous alterations, contributes minimally to district due to scale, massing and general character.

777 South Avenue, Pre-1875

(One contributing building)

Two-story vernacular residence with cruciform/T-shaped plan; front-facing gable and projecting cross-gable wings. Clapboard siding with scalloped boards in gable. Partial-width front porch supported by square posts; corner entry porch set into inner corner of the T with enclosed second-story corner porch above. Blind gable window.

780 South Avenue, ca. 1880s, prior to 1888

(One contributing building)

Two-story Queen Anne-style residence; cruciform/T-shaped plan with front-facing gable roof with jerkinhead peak, slightly projecting cross-gable wings. Partial-width front porch supported by paired turned posts on rock-faced stone piers; second-story porch above with flared shingled skirt, turned posts. Second-story bay window supported by brackets. Triple gable window set into curved projection. High integrity and a good example of its type.

783-785 South Avenue, 1910-1918

(One contributing building)

Two-story brick commercial building; Mediterranean influences. Angled corner wrapped by second-story oriel, with recessed corner entry. South of this corner section, primary (east) facade is symmetrical, with center entrance, paired first-story windows with oriel windows above; paired window above entry. Pent-roofed overhang above second-story windows and wrapping corner.

789-793 South Avenue, c. 1880

(One contributing building)

South Wedge Historic District
Name of Property

Monroe County
County and State

Three-story brick commercial building. Storefronts along South Avenue side retain original cast-iron posts with modern windows appropriately filling historic openings. Straight-sided, arched brick lintels with stone corner blocks on second- and third-story windows; patterned brick cornice.

561 South Clinton Avenue, c. 1890
(One contributing building)

Three-story Richardsonian Romanesque mixed-use (retail storefronts, upper-story residential) building on a prominent corner lot. Angled corner; north and east sides are nearly symmetrical and feature modern but appropriate storefronts in original openings with original metal entablatures. Paired second- and third-story windows alternate with single windows; paired windows framed by continuous brickwork bands topped by molded cornice. Building has finely detailed, deeply overhanging metal cornice.

7 Stebbins Street, 1900-1910
(One contributing building)

One-story vernacular residence with gambrel attic. Partial-width, inset enclosed front porch. Two gabled dormers. This is one of a handful of houses on this street with similar forms, and is the one with the highest integrity.

3 Van Street, 1875-1888
(One contributing building)

One and one-half story vernacular residence with Italianate details. Gable-and-side-wing form. Pent-roofed porch spans side wing, supported by square posts with one corner bracket. Paired first- and second-story windows; pointed hoods over second-story windows. Round window on side wall. One-bay, hip-roofed early twentieth-century garage (contributing).

15 Walton Street, 1875-1888
(One contributing building)

Two-story Queen Anne-style residence. Pyramidal primary roof with front-facing cross-gable. Inset corner porch with pediment supported by square posts; brackets at porch eaves. Front cross-gable projects slightly, second story only, and is clad in scalloped boards with four courses of shingles at flared base; rest of building clad in clapboards. Square window in gable.

16 Walton Street, 1900-1910
(One contributing building)

Two-story, townhouse-style multi-family residential building with rectangular footprint. Hipped roof with slightly projecting cross-gables. Five identical hip-roofed entry porches on Walton Street side, each with square posts. First-story windows have transoms with arched panes. Vinyl siding.

1-3 Whalin Street, c. 1914
(One contributing building)

Two-story vernacular/Queen Anne-style residence. Rectangular footprint; front-facing gable roof with cross-gables. Full-width, hip-roofed front porch supported by round columns. Vinyl siding; simulated fishscale singles in gables.

2 Whalin Street, 1910-18

South Wedge Historic District
Name of Property

Monroe County
County and State

(One contributing building)

Two-story vernacular double residence with side-facing gable roof; symmetrical façade with two hip-roofed entry porches with round columns, paired and single windows (replacement sash). Hip-roofed center dormer with three windows. Vinyl siding, windows replaced.

5 Whalin Street, c. 1880s

(One contributing building, one noncontributing outbuilding)

Two-story vernacular residence; gable-and-side-wing form. Entry porch inset into an L with pedimented front and square posts. Paired windows in gable; other windows have replacement sash; tall, narrow first-story window openings. Asphalt shingle siding. Property includes a gable-roofed garage with double-width overhead door, shiplap siding (post-1950; noncontributing due to age).

6 Whalin Street, 1911

(One contributing building)

Two-story vernacular residence with side-facing gable roof. Hip-roofed entry porch with square posts and solid paneled rail. First-story front bay window; hip-roofed front dormer with three original eight-over-one windows, brackets at dormer eaves. Composition shingle siding.

8 Whalin Street, c. 1860s

(One contributing building)

One-story gable-roofed cottage with clapboard siding; Fifteen over fifteen replacement windows. Previous own survey information (1979) inconsistent with current building; may have been moved here after that date.

10 Whalin Street, c. 1870s

(One contributing building)

Two-story vernacular/Queen Anne-style residence with front-facing gable roof, cross-gables. Vinyl siding, replacement windows. Full-width, partial wraparound porch with hipped roof, plain square posts, solid rail with vinyl siding.

12 Whalin Street, c. 1886

(One contributing building, one noncontributing building)

One-story vernacular cottage; gable-and-side-wing form. Pent-roofed entry porch set into an L with square Italianate post. Asbestos siding; replacement windows. Rear outbuilding constructed after 1950 (noncontributing due to age).

14 Whalin Street, c. 1870s-80s

(One contributing building)

One-story vernacular cottage; gable-and-side-wing form. Pent-roofed entry porch set into an L with replacement posts and rail. Vinyl siding. Paired replacement windows; configuration not original. Paired pointed gable windows. After 1979, clapboard siding replaced or covered with vinyl siding; Italianate porch altered; window configuration altered.

16 Whalin Street, c. 1873

(One contributing building)

South Wedge Historic District

Name of Property

Monroe County

County and State

One-story vernacular cottage with front-facing gable roof. Enclosed gable-roofed entry porch. Asbestos siding.

18 Whalin Street, c. 1870s-80s

(One contributing building)

One-story vernacular cottage with front-facing gable roof. Enclosed, full-width, hip-roofed front porch. Vinyl siding. Porch enclosed; asphalt shingle siding removed and replaced by vinyl.

19 Whalin Street (Vacant). Parking lot.

22 Whalin Street, 1912-1918

(One contributing building)

Two-story multi-family residence with gable roof; hip-roofed dormers. Full-width, double-decker front porch supported by round columns; columns occur in groups of three at corners. Balustrades have center starburst patterns. Set of four fixed windows in gable. Clapboard siding.

South Wedge Historic District
Name of Property

Monroe County
County and State

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.)

Areas of Significance
(Enter categories from instructions.)

Social History

Architecture

Period of Significance

Ca. 1830-1940

Significant Dates

Ca. 1830

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

See continuation sheets

- 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.

Period of Significance (justification)

The period of significance for the South Wedge Historic District is ca. 1830-1940, representing the period when the district was substantially built and was a thriving working/middle-class neighborhood associated with Rochester's growth and development.

Criteria Considerations (explanation, if necessary)

N/A

South Wedge Historic District
Name of Property

Monroe County
County and State

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

The South Wedge Historic District is significant under Criterion A in social history and Criterion C in architecture, as a distinctive and substantially intact nineteenth century working and middle class neighborhood representing Rochester's growth from the Erie Canal era to the early-twentieth century. Close to downtown and bordered by two significant waterways, the neighborhood grew in tandem with Rochester's burgeoning industries. The neighborhood retains a significant, cohesive collection of primarily vernacular architecture, representing interpretations of all popular nineteenth-century styles, as well as a smaller number of high-style residential, commercial, and religious buildings.

The neighborhood was shaped by major transportation routes: the Erie Canal, the Genesee River and the roads that became Mount Hope Avenue, South Avenue and South Clinton Avenue, radiating out from the downtown. Its development began in the 1830s when Rochester experienced a population boom shortly after the opening of the Erie Canal. Population growth continued at a steady pace until the early years of the twentieth century, by which point the neighborhood was largely built out. Later in the nineteenth century, the Mount Hope Botanical and Pomological Gardens, run by George Ellwanger and Patrick Barry, shaped the development of streets and drew residents to the area, both when nursery operations were underway and when the company converted former nursery grounds to residential subdivisions. Mid to late-twentieth century trends included a period of population loss and disinvestment, followed by active revitalization efforts and a visible renewal of investment. Now one of the city's most stable neighborhoods, the South Wedge is known for its vibrant, diverse character, solid housing, and eclectic commercial corridor.

The period of significance for the South Wedge Historic District is ca. 1830-1940. The vast majority of buildings in the district were constructed during this period, which opens with the advent of the Erie Canal, the catalyst for early development. The vast majority of residential development in the neighborhood occurred in the nineteenth century, with most streets fully built out by 1900. Commercial construction continued for a longer period. Many of the notable buildings along the South Avenue corridor were built between 1910 and the early 1930s. The effects of the Great Depression and World War II were apparent in the South Wedge, where construction slowed to a trickle and then ended by the late 1930s. No new buildings were constructed in the neighborhood in the 1940s. The post-war period was a time of suburban outmigration, declining property values, and increased vacancy rates, trends that persisted until the late 1970s.

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

South Wedge Historic District
Name of Property

Monroe County
County and State

Before the Erie Canal, to 1820

The area that is now the City of Rochester was first used by the Native American as trail sites and seasonal encampments. A trail used by the Native Americans is believed to have run north-south between the Pinnacle Hills and the current location of downtown, between and roughly parallel to the current Mount Hope and South avenues.

Beginning in the 1790s, European-American settlers in the region established small settlements along the Genesee River, hoping to take advantage of the trade route being developed along the river. Hamlets including King's Landing, Charlotte, Rochesterville, and Frankfort developed around the Genesee River's rapids and falls, which interrupted the flow of goods along the Genesee River and required shipments to be routed onto land. The falls also provided waterpower for grain and lumber mills. Gradually the village of Rochesterville emerged as the dominant settlement, eclipsing and eventually annexing neighboring settlements.

Rochesterville was chartered as a village in 1817, although at that time it did not include the area now known as the South Wedge, which remained undeveloped.²

Erie Canal Era, 1820s-1840s

Rochesterville experienced dramatic transformation due to construction of the Erie Canal, which was completed in 1825. This waterway turned the small settlement into the nation's first "boomtown," a significant point on the new fast, reliable transportation route between the midwest and the East Coast. Rochester was chartered as a city in 1834, by which time the South Wedge had been fully annexed.

The South Wedge occupies a triangular area formed by the Canal, to the east (in the present location of Interstate 490), and the Genesee River, to the west. A feeder canal providing water from the river to the canal ran parallel to the river, west of what is now Mount Hope Avenue. The neighborhood was further defined by three primary north-south roads that developed to connect downtown Rochester to points south: Mount Hope Avenue (originally River Street), parallel to the river; South Avenue, bisecting the Wedge; and South Clinton Avenue (originally Cayuga, then Pinnacle Avenue), parallel to the canal. These thoroughfares provided routes from southern farmlands to developing markets and shipping facilities in Rochester.

In 1819, Irish laborers working on canal construction established camps alongside their worksites near the northern tip of what is now the South Wedge. Permanent settlement began in earnest in the 1830s, when

² Mack Consulting Associates, *Historic Resources Survey of the City of Rochester, New York, Vol. 1* (City of Rochester, 1986), 7; David Canfield, *An Introduction to the South Wedge and its History* (City of Rochester, 1984), 3.

South Wedge Historic District

Name of Property

Monroe County

County and State

laborers, merchants, and artisans who wished to live close to the canal where jobs were plentiful, moved to this convenient area. Development spread along the three main north-south streets as well as the new east-west cross streets that developed: Comfort, Alexander, Jefferson (now Hamilton), Munger (now Averill), Hickory, Gregory, and Sanford streets were all laid out in the 1830s. Properties were developed singly or in small clusters, a pattern that continued throughout the nineteenth century and resulted in stylistically diverse rather than homogeneous streetscapes.

New residents built modest working-class cottages, which typically displayed vernacular interpretations of the popular Greek Revival style. While exact construction dates are difficult to determine, some early houses in the neighborhood with Greek Revival characteristics that may date to the 1830s-40s are the houses at 23, 25-27, and 46 Alexander Street; 127, 128, and 194 Averill Avenue; and 135 Hamilton Street. Despite alterations, these houses continue to exhibit the scale and stylistic features common to the neighborhood's earliest domestic architecture.

The canal also brought industry and commerce to the South Wedge, as it did to the city in general. Industrial facilities clustered at the periphery of the neighborhood, close to the river and canal; in the early to mid-nineteenth century, these included lumber yards, a boatbuilding basin, and warehouses. The only surviving building associated with early canal industry in the vicinity is the Old Stone Warehouse (NR listed 1973) at One Mount Hope Avenue, built in 1821-22, but is well outside of the boundaries of the South Wedge Historic District.

In 1838, local authorities determined that for public health reasons, the municipal cemetery should be moved from downtown to a more remote location. A site on South St. Paul Street was chosen and dedicated as Mount Hope Cemetery, a significant example of the picturesque "rural" cemetery style. The road was subsequently renamed Mount Hope, and became the primary link between downtown and the cemetery, which became a destination not only for mourners but also for picnickers and others seeking to enjoy the scenery.

Nursery Industry, 1840s-60s

Beginning in the 1840s, Rochester's burgeoning nursery industry played a significant role in the development of the South Wedge. Rochester's moderate climate, fertile soil, and excellent access to low-cost shipping via the Erie Canal made it an ideal location for the horticulture business. In 1840, George Ellwanger and Patrick Barry established the Mount Hope Botanical and Pomological Gardens, more commonly known as Mount Hope Nurseries or the Ellwanger & Barry Nursery, on a seven-acre site on the east side of Mount Hope

South Wedge Historic District

Name of Property

Monroe County

County and State

Avenue opposite the cemetery. The business became world renowned for the variety, accuracy, and quality of their nursery stock, with a specialization in fruit trees, and by 1871 grew to 650 acres.

Ellwanger & Barry Nursery profoundly affected the growth and character of the South Wedge. Nursery grounds formed the distinct south boundary of the neighborhood, just beyond present-day Linden Street. To accommodate employees who wished to live near the nursery, the company subdivided some of its property to build housing for workers, starting with Cypress Street and a portion of Mount Hope Avenue in the 1850s (outside the present district). In addition to providing employment and directly constructing some of the neighborhood's housing stock, the Ellwanger & Barry Nursery contributed to the growth of the neighborhood by establishing Rochester's first horse-car line, which ran along Mount Hope Avenue. This initial foray into public transportation was short-lived, lasting just four years, but was revived in the 1870s as a more ambitious system.³

The district includes a number of houses that represent this period in the neighborhood's history. Examples from the mid-nineteenth century are particularly prevalent in the north end of the district. Since this was a working-class neighborhood, many of the houses are examples of vernacular, rather than high-style, interpretations of the popular styles of the era. Some examples are the houses at 107, 125, 156, and 187 Cypress Street, 233 Gregory Street, 43 Averill Avenue, 91 Hamilton Street, 143 Sanford Street, and 3 Van Street, all of which appear to date to the 1850s.

At least two commercial buildings in the South Wedge appear to date to the mid-nineteenth century: the building at 491 South Avenue (on the northwest corner of South Avenue and Alexander Street) and the building at 131 Gregory Street. For the most part, commercial buildings seen along Mt. Hope, South Avenue, and South Clinton today date to the later nineteenth through the mid-twentieth century. Although the neighborhood was growing rapidly in the mid-nineteenth century, most institutions in the neighborhood also had their origins later in the century. A public school was built on Hickory Street in 1842, and replaced in 1853. A Congregational Church was constructed in 1847 but was later demolished.

Steady Growth, 1860s-1900s

South Wedge Historic District

Name of Property

Monroe County

County and State

The advent of public transportation and continued growth of the city contributed to a period of steady residential growth in the South Wedge in the late-nineteenth century. The city's first horsecar line was established in 1863, running along Main and Exchange streets south to across the Clarissa Street Bridge (current location of the Ford Street Bridge) and continuing south on Mount Hope Avenue to the cemetery.⁴ While that service lasted only a few years, horsecar service was re-established in 1868, running until 1892 when it was replaced by the electric streetcar.

Comparing the 1851 *Plan of the City of Rochester, New York* and 1875 *City Atlas of Rochester, New York* shows dramatic changes in the neighborhood in just over two decades. In 1851, the most densely built-up streets in the neighborhood were Alexander, Jefferson (now Hamilton), South, and Cayuga (now South Clinton), with a few scattered houses on other streets. Cypress Street was indicated but no development was shown and Linden Street did not appear at all. Institutions in the neighborhood were School No. 13 on Hickory Street, midway between Ashland and South Avenue and St. Paul's Congregational Church, on the southeast corner of Jefferson (now Hamilton) Street and South Avenue.

By 1875, nearly every lot in the neighborhood from Gregory Street north was occupied by a building or, in some cases, two buildings. Streets to the south were mostly subdivided and partly built out, except for Linden Street, the south side of which remained part of the Ellwanger & Barry nursery grounds until 1900.

During this period, Rochester's early industries diversified, with clothing and related industries playing an increasingly important role. The Rochester Knitting Works moved to a newly built factory on South Clinton Avenue (now the headquarters of the Association for the Blind and Visually Impaired—outside of the district). The South Wedge's role as a transportation hub intensified. A major freight and coal storage facility and roundhouse were constructed for the Lehigh Valley Railroad between the feeder and the river in the 1890s.

A number of Rochester's citizens played prominent roles in nineteenth-century social movements, including such nationally known figures as Frederick Douglass and Susan B. Anthony. Frederick Douglass's primary Rochester residences were just outside the South Wedge, first at 297 Alexander Street (demolished in the 1950s) and then on South Avenue in what is now Highland Park (also demolished). In 1855, Douglass purchased the house at 269-271 Hamilton Street. He retained ownership until his death in 1895, except for a period from 1872 to 1877, during which his daughter and her husband owned the house. Douglass moved to Washington, D.C. in 1872, but occasionally boarded at the Hamilton Street house and continued to list the

³ Diane Holahan Grosso, "From the Genesee to the World," *University of Rochester Library Bulletin*, Volume 35 (January 1982), 7-11.

South Wedge Historic District

Name of Property

Monroe County

County and State

property as his primary address, most likely so he could vote in federal elections. The house is a designated local landmark.

Also notable, and more intimately connected to the South Wedge, was the Rev. Dr. Algernon Crapsey, rector at St. Andrew's Church on Averill Avenue from 1879-1906. Under Crapsey's leadership, the congregation established innovative social outreach programs, including the city's first kindergarten teacher training program and made St. Andrew's the first "free" church in the city ("free" churches eliminated traditional pew rental fees). Other efforts by St. Andrew's to improve the lives of South Wedge residents included evening schools for neighborhood children and organizations to care for the poor, widows, and orphans. The church became a focal point of the neighborhood, both visually and socially thanks to Crapsey's determination to make the church a force for social reform in the neighborhood.⁵ His increasingly fiery and controversial sermons finally incurred the disapproval of denominational leaders, who had him charged with and eventually convicted of heresy in 1906, and expelled him from his post at St. Andrew's.⁶

An earlier significant religious complex was St. Boniface Roman Catholic Church, located in the southeast section of the South Wedge. The parish was established in 1860 to accommodate the growing number of German-speaking residents settling in this section of the city, a fair distance from the existing German Catholic parish in Rochester, St. Joseph's, which was located downtown on Andrews Street. The complex began with a single building and later grew to include a school (original school 1866, replaced by the present school building in 1922), rectory (1886), convent (1900), and parish hall (1908). The 1908 *History of Rochester* reported that the parish had 2500 members, twelve societies, and 400 students in the school (primary through high school) after several decades of growth.⁷

The former parish hall, while no longer affiliated with the church, is still known as the German House, reflecting its origins. While the presence of a German parish undoubtedly attracted German immigrants to the neighborhood, the mix of national origins represented in the 1880 census suggests that the area was not exclusively or overwhelmingly German in character. The demographics of the South Wedge in the nineteenth century reflected immigration patterns seen in Rochester as a whole, with changes over time reflecting regional and national immigration trends. Most of Rochester's early European-American settlers were New Englanders heading west for frontier opportunities. The Irish immigrants who settled near the northern tip of

⁴ Canfield, p. 16.

⁵ The Landmark Society of Western New York, Inc., *Architectural and Historical Survey of Buildings in a Portion of the South Wedge Area, Rochester, New York* (1977), 28.

⁶ Carolyn Swanton, "Dr. Algernon S. Crapsey: Religious Reformer," *Rochester History* XLII, No. 1 (January 1980), 1.

⁷ William F. Peck, *History of Rochester and Monroe County, New York: From the earliest times to the beginning of 190*, Vol. 2: (New York and Chicago: Pioneer Publishing Company, 1908), 1324.

South Wedge Historic District

Name of Property

Monroe County

County and State

the neighborhood were part of a large wave of Irish immigration in the early- to mid-nineteenth century. The next big influx of immigrants occurred after the Civil War. From 1865 to 1905, Germans constituted the majority of immigrants to Rochester and, by extension, to the South Wedge. By the end of the century, the mix of nationalities was becoming more varied, with Eastern Europeans becoming increasingly numerous.

Census entries show that the South Wedge was not dominated by any single ethnic group, but was home to a diverse mix of immigrants and native-born citizens. In 1880, during the period when immigrants were arriving in large numbers, many adult residents of the South Wedge (a majority on some streets and a sizable minority on others) were immigrants or of immigrant stock. While the heads of household were often foreign-born, most of their children were native-born. It appears that on any given street, a mix of native lands were represented, so that one street might see natives of Holland, Ireland, Canada, France, England, Scotland, Switzerland, and various parts of what is now Germany including Baden, Bavaria, Prussia, Nuremburg and Hanover, all living in close proximity to one another. African Americans do not appear to have been living in the neighborhood in large numbers. The Douglass/Sprague family appears to have been a rare exception in a neighborhood that was predominantly occupied by people of European ancestry.

The period between the end of the Civil War and the turn of the twentieth century is well represented in the South Wedge's building stock, reflecting the growth of the neighborhood in this era. Houses, commercial buildings, religious buildings, and educational buildings from the period display typical stylistic features, generally in vernacular interpretations. Industrial resources from the period are under-represented with a concentration of industry located between Mount Hope Avenue and the river. This area was subsequently cleared and redeveloped in the mid-twentieth century (and again in the early twenty-first) as well as the area alongside the canal east of South Clinton Avenue. (Both areas are outside the proposed district boundaries due to a lack of surviving historic resources).

Twentieth-Century Stability, Decline and Revival, 1900-2012

By the turn-of-the-twentieth century, the South Wedge was almost entirely built out. With the exception of the south side of Linden Street, part of which had yet to be subdivided, virtually no residential building lots remained undeveloped. The three north-south avenues retained a mix of residential and commercial development, with industrial development concentrated along the river and canal at the north end of the South Wedge.

South Wedge Historic District

Monroe County

Name of Property

County and State

The first decades of the twentieth century saw the departure of two entities that played defining roles in the development of the South Wedge: the Erie Canal and the Ellwanger & Barry nursery. The Erie Canal, which defined the east boundary of the South Wedge, was rerouted in 1918 to create the wider Barge Canal, which bypassed the central city. From 1927 until 1956, a subway operated in the former canal bed, which became a vehicular expressway after closure of the subway. This right-of-way has remained a boundary dividing the South Wedge from the neighboring Pearl-Meigs-Monroe and Wadsworth Square neighborhoods. The other transformative event was closure of the Ellwanger & Barry nursery. The company had been slicing off segments of its nursery grounds for residential development since the 1850s. The nursery's complete closure in 1918 opened the remainder of the company's property (with the exception of Highland Park, former nursery land donated to the city in the 1880s) to development.

By 1920, consistent with the city as a whole, a much smaller percentage of South Wedge residents were foreign-born than had been the case in the last decades of the nineteenth century, although there were still some natives of Germany, England, Ireland, Canada, and other countries represented. Census records show that as late as 1940, the neighborhood's residents remained overwhelmingly Caucasian. The 1940 census showed just one African-American resident of the district, with one or two other African-American families living on Cypress Street (outside the current district).⁸ Rochester's African-American population rose rapidly in the twentieth century, from 879 residents in 1910 to 23,586 in 1960, reflecting a nationwide migration of African Americans from southern states to northern cities during that period.⁹ The demographics of the South Wedge changed accordingly, with African-American families beginning to move to the area after World War II.¹⁰ By the time of the 2010 census, the neighborhood was 62 percent Caucasian and 28 percent African American, with ten percent of residents self-identifying as belonging to another race or more than one race.

Like other urban neighborhoods in Rochester and elsewhere, the South Wedge lost middle-class residents in the post-World War II era, as newer, more spacious suburban dwellings lured some families away from denser urban areas. Some properties were left abandoned or neglected as the population thinned, property values fell, and income levels declined, a trend seen in many similar urban areas. Two substantial publicly funded housing projects in the 1970s provided housing units intended for low-income residents: Southview Towers, constructed in 1972 at 500 South Avenue and River Park Commons, a massive redevelopment of the formerly industrial riverfront area from the Ford Street Bridge north to Alexander Street. Although praised for its

⁸ 1940 Enumeration districts 65-152, 65-153, 65-154, 65-155, 65-173, 65-174, and 65-175, at <http://1940census.archives.gov/>.

⁹ Blake McKelvey, "Rochester's Ethnic Transformations," *Rochester History*, Vol. 25 (July 1963), 22-23.

¹⁰ According to local historian Rose O'Keefe, the first African-American homeowners in the South Wedge were the Marbles, who purchased a house on Mount Hope Avenue (outside the present district) in 1946. Rose O'Keefe, *Images of America: Rochester's South Wedge* (Charleston, SC: Arcadia Publishing, 2005), 16.

South Wedge Historic District

Name of Property

Monroe County

County and State

innovative design, River Park Commons was widely criticized for obstructing views of and access to the waterfront and for its architectural character, consisting of identical low-rise, townhouse-style modern buildings in a linear arrangement and a tower looming at its north end.¹¹

Concerned over the changing character of the South Wedge, the pastor of Calvary St. Andrew's Church, Judy Lee Hay, founded the South Wedge Planning Committee (SWPC), a coalition that brought together neighbors, business owners, and others to focus on housing and commercial development in the neighborhood. The group analyzed vacant housing, reached out to owners of problem properties to encourage them to fix up or sell their houses, assisted owners who wanted to utilize city-sponsored loans for rehabilitation, created a tool library and neighborhood newspaper. SWPC remains an active organization that offers an array of services to homeowners and business owners with the goal of ensuring the neighborhood's continued stability and improvement.¹²

Conditions in the South Wedge were documented in architectural surveys conducted by the South Wedge Planning Committee and the Landmark Society of Western New York in the 1970s and early 1980s. Both surveys were completed by the Landmark Society under contracts with the City of Rochester Department of Community Development. The South Wedge Planning Committee requested that the studies that be done in two phases. In 1977, Phase I documented 277 buildings and included sections of Averill, Hickory and Gregory between Mount Hope and South Avenue and all of Ashland Street, as well as fifteen additional properties in the neighborhood. The Phase II survey covered the remainder of the South Wedge neighborhood and was completed in 1980. The purpose of the survey was to identify neighborhood assets in order to preserve and strengthen the South Wedge. As stated in the survey documents, the task was "to study the history and exterior quality of the buildings and to evaluate them and the neighborhood as a whole." The reports also contained "specific recommendations for salvaging the architectural resources and restoring a sense of pride in the neighborhood as a desirable and attractive place to live."¹³

Beginning in 1980, what was called a "great urban turnaround" was visible on Averill Avenue, Gregory Street, Hickory Street, and Hamilton Street, where new owners and investors were rehabilitating dozens of houses, assisted by programs such as the City of Rochester's urban homesteading lottery, government incentives and bank loan programs that encouraged rehabilitation. Developers tackled some of the neighborhood's most

¹¹ The low-rise buildings were demolished in 2009; the tower was retained and refaced (renamed "The Hamilton"). As of 2012, new mixed-income townhouses known as Erie Harbor are nearing completion, replacing the demolished buildings on approximately the same footprints.

¹² Sean Dobbin, "Pastor's Path Shaped City Neighborhood," *Rochester Democrat and Chronicle*, 18 January 2013, 1A.

South Wedge Historic District

Name of Property

Monroe County

County and State

challenging buildings, adapting such architectural icons as the Old Stone Warehouse, the Second Empire-style townhouses at 477-483 South Avenue, the unusual three-story apartment building at 540 South Avenue, and repurposing the former school buildings at 1 Gregory Park and 336 Averill Avenue with new uses.

Today, the South Wedge is one of the city's most vibrant and diverse neighborhoods, featuring an eclectic commercial corridor and stable residential streets. The great majority of the building stock, inventoried in previous surveys, is intact. Recent rehabilitation work has expanded the size of the district eligible for National Register listing. Infill construction, notably the mixed-use building at 561 South Avenue, provides additional evidence of the neighborhood's strength and ability to draw residents and commercial tenants.

9. Major Bibliographical References

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

Architectural and Historical Survey of buildings in a Portion of the South Wedge Area, Rochester, New York (Rochester: The Landmark Society of Western New York, 1977), and *Architectural and Historical Survey of buildings in a Portion of the South Wedge Area, Phase II, Rochester, New York* (Rochester: The Landmark Society of Western New York, 1980).

Canfield, David. *An Introduction to the South Wedge and its History* (City of Rochester, 1984).

Dobbin, Sean. "Pastor's Path Shaped City Neighborhood." *Rochester Democrat and Chronicle*, 28 January 2013.

¹³ *Architectural and Historical Survey of buildings in a Portion of the South Wedge Area, Rochester, New York* (Rochester: The Landmark Society of Western New York, 1977), and *Architectural and Historical Survey of buildings in a Portion of the South Wedge Area, Phase II, Rochester, New York* (Rochester: The Landmark Society of Western New York, 1980).

South Wedge Historic District
Name of Property

Monroe County
County and State

Frank, Meryl and Blake McKelvey. "Some Former Rochestarians of National Distinction." *Rochester History*, Vol. XXI, No.3 (July 1959).

Grosso, Diane Holahan. "From the Genesee to the World," *University of Rochester Library Bulletin*, Volume 35 (January 1982), 7-11.

Mack Consulting Associates, *Historic Resources Survey of the City of Rochester, New York* (City of Rochester, Vol. 1, 1986.

McKelvey, Blake. *Rochester on the Genesee*. Syracuse, NY: Syracuse University Press, 1973.

National Register Nomination, St. Andrew's Episcopal Church; and Carolyn Swanton, "Dr. Algernon S. Crapsey: Religious Reformer," *Rochester History* XLII, No. 1 (January 1980).

O'Keefe, Rose. *Images of America: Rochester's South Wedge*. Charleston, SC: Arcadia Press, 2005.

William F. Peck, *History of Rochester and Monroe County, New York: From the earliest times to the beginning of 190*, Vol. 2: New York and Chicago: Pioneer Publishing Company, 1908.

Swanton, Carolyn. "Dr. Algernon S. Crapsey: Religious Reformer." *Rochester History*, Vol. XLII, No 1 (January 1980).

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: Bero Architecture PLLC

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property ±77.69 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u>	<u>288222</u>	<u>4780533</u>	3	<u>18N</u>	<u>288398</u>	<u>4780312</u>
	Zone	Easting	Northing		Zone	Easting	Northing

South Wedge Historic District
Name of Property

Monroe County
County and State

2 18N 288392 4780328
Zone Easting Northing

4 18N 288405 4780202
Zone Easting Northing

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

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

Boundary Justification (Explain why the boundaries were selected.)

The property boundary is the same as during the period of significance.

11. Form Prepared By

name/title Katie Eggers Comeau

organization Bero Architecture PLLC

date 6 December 2012

street & number 32 Winthrop St

telephone (585) 262-2035

city or town Rochester

state NY

zip code 14607

e-mail kcomeau@beroarchitecture.com

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels at 300 dpi (pixels per inch) or larger. Key all photographs to a sketch map.

Name of Property: South Wedge Historic District

City or Vicinity: Rochester

County: Monroe

State: New York

South Wedge Historic District
Name of Property

Monroe County
County and State

Photographer: Bero Architecture PLLC

Date Photographed: March 2012

Description of Photograph(s) and number:

- 0001 of 0029. Comfort Street looking east from Cecil.
- 0002 of 0029. Comfort Street looking west from Veterans.
- 0003 of 0029. 48 to 40 Alexander Street, view looking southwest.
- 0004 of 0029. 76 to 84 Alexander Street from Van looking southeast.
- 0005 of 0029. 77 to 85 Alexander Street looking northeast.
- 0006 of 0029. 116 to 80 Hamilton Street, looking northwest.
- 0007 of 0029. 91 to 63 Hamilton Street, looking southwest.
- 0008 to 0029. North side of Averill Avenue, looking northwest from #182.
- 0009 of 0029. South side of Averill Avenue looking southwest from #123.
- 0010 of 0029. North side of Averill Avenue looking northwest from Ashland.
- 0011 of 0029. East end of Averill Avenue, view looking southwest from #305.
- 0012 of 0029. Ashland Street looking northeast from Hickory.
- 0013 of 0029. Northwest intersection of Bond and Averill, looking northwest.
- 0014 of 0029. 98 to 88 Hickory Street, looking northwest.
- 0015 of 0029. Hickory Street looking southwest from #98.
- 0016 of 0029. North side of Hickory looking northwest from #86.
- 0017 of 0029. North side of Hickory looking northeast from #64.
- 0018 of 0029. North side of Gregory Street looking northwest from #266.
- 0019 of 0029. Former School No. 13, north side of Gregory looking northwest.
- 0020 of 0029. South side of Gregory looking southwest from #181.
- 0021 of 0029. St. Boniface Complex, 330 Gregory Street, looking northwest.
- 0022 of 0029. Gregory Street looking south from #357.
- 0023 of 0029. West side of South Avenue looking south from Caroline.
- 0024 of 0029. 672 to 684 South Avenue, view looking southeast toward Gregory.
- 0025 of 0029. 638 South Avenue, view looking east.
- 0026 of 0029. 540 South Avenue, view looking southeast.
- 0027 of 0029. 515 South Avenue, view looking west.
- 0028 of 0029. 473 South Avenue, view looking northwest.
- 0029 of 0029. 2-4 Whalin Street, view looking northeast.

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 _____

South Wedge Historic District

Name of Property

Monroe County

County and State

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**

South Wedge Historic District

Name of Property

Monroe County, New York

County and State

N/A

Name of multiple listing (if applicable)

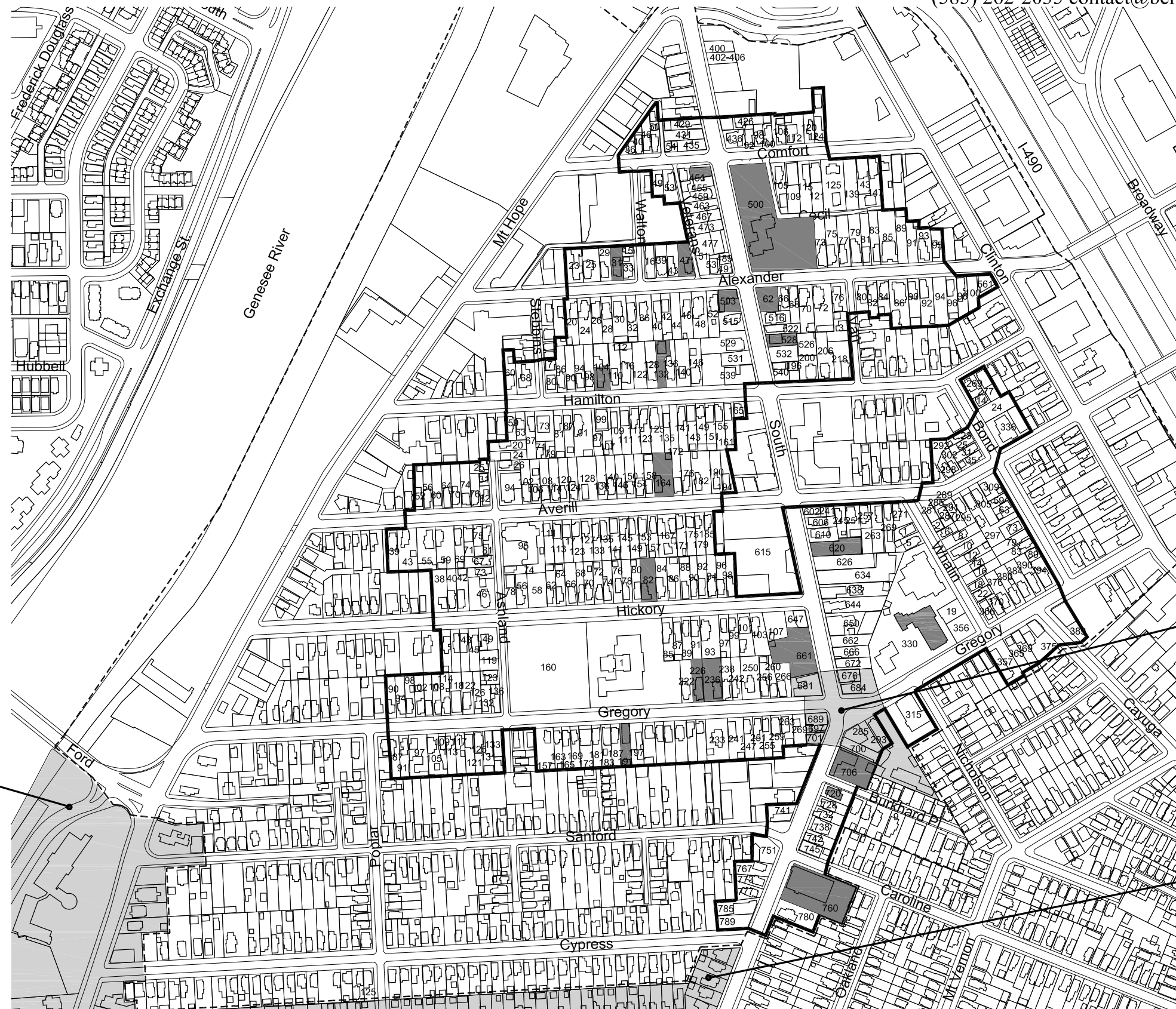
Section number 11

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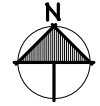
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(Primary Building)



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Historic
District
(NR & City)

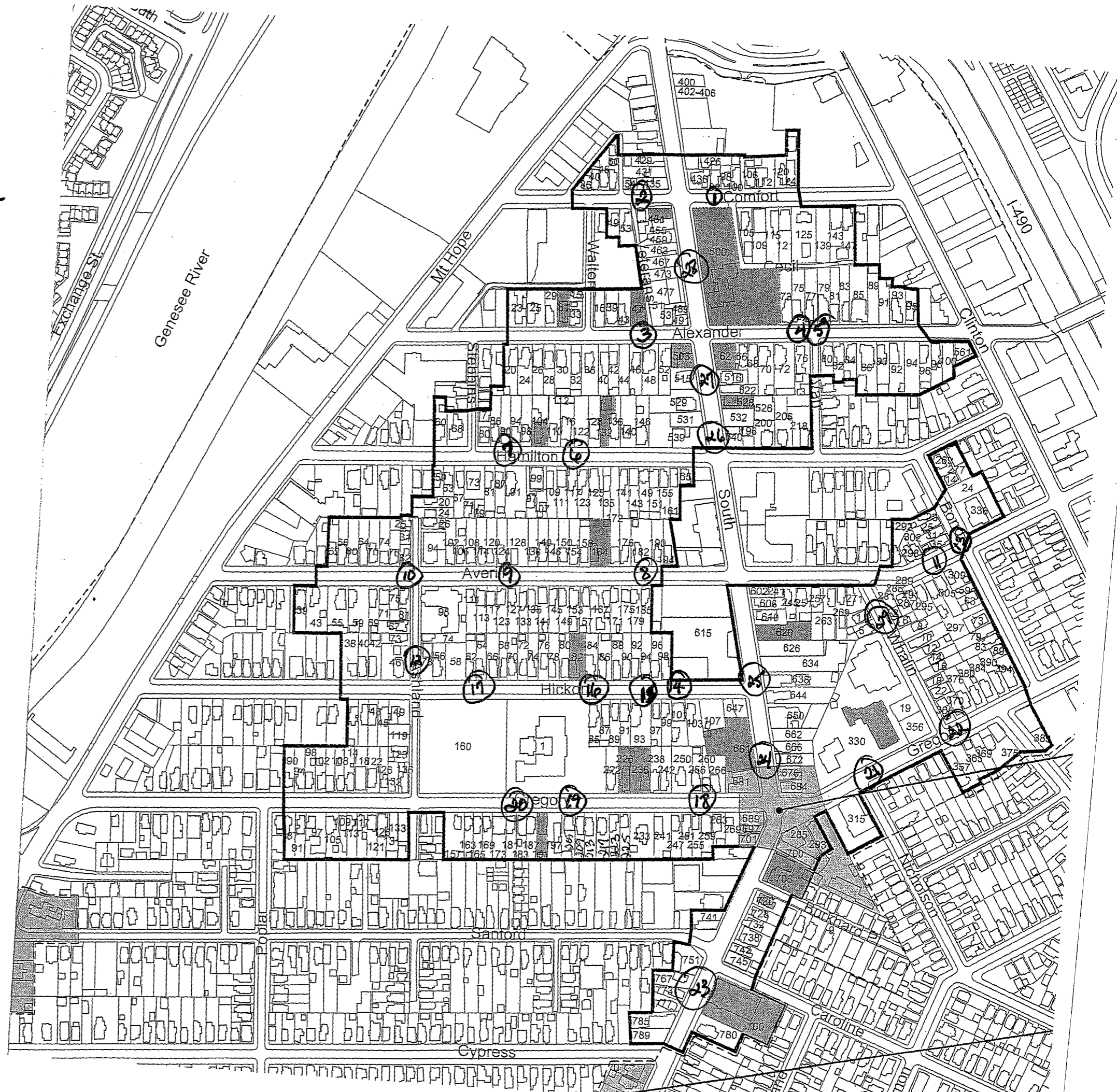
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Preservation
District (City)

Linden St.
Historic
District (NR)



South Wedge Historic District

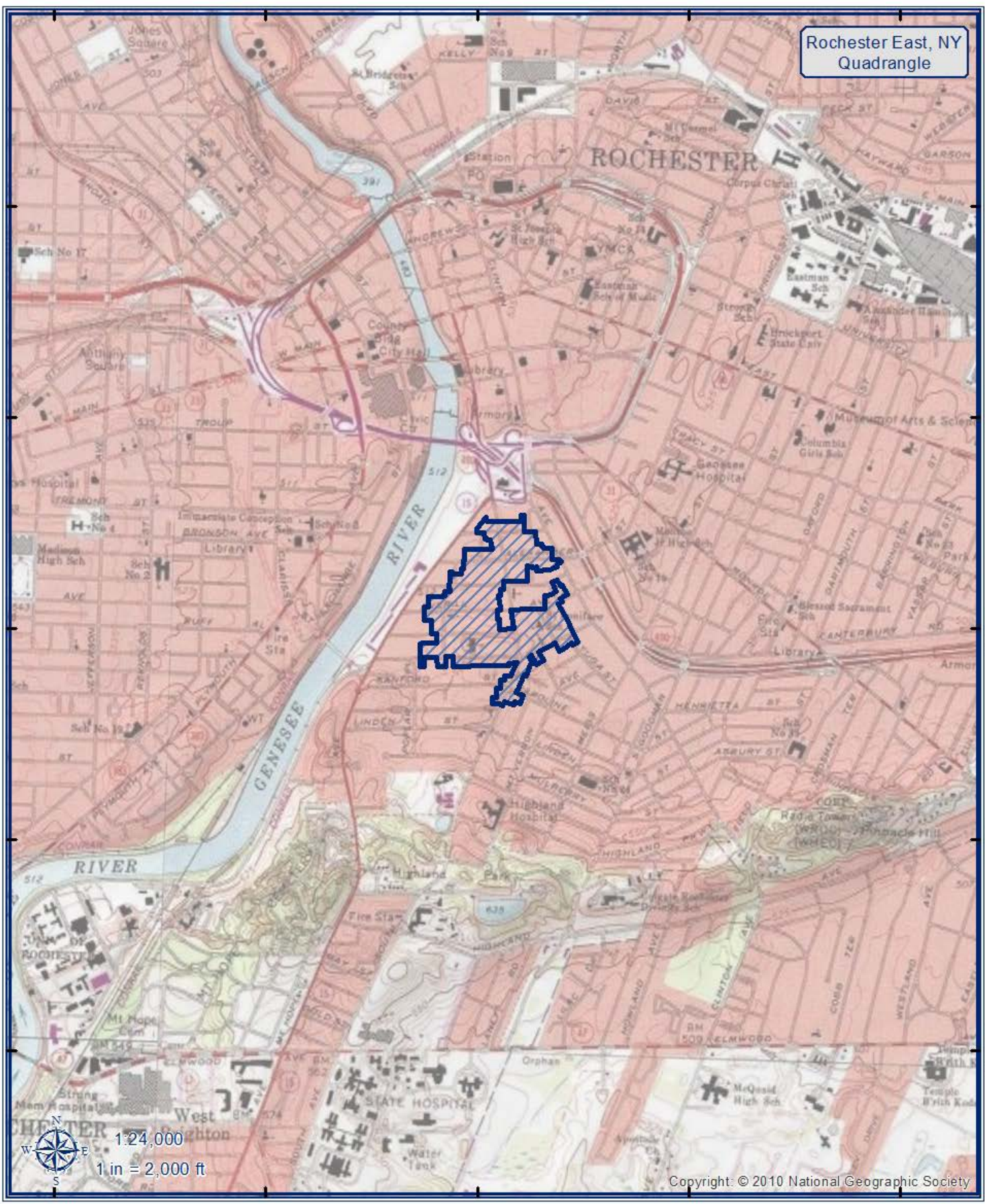
South Wedge
Historic District
Monroe County, NY
Photo Key



South Wedge Historic District

City of Rochester
Monroe County, NY

Rochester East, NY
Quadrangle



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



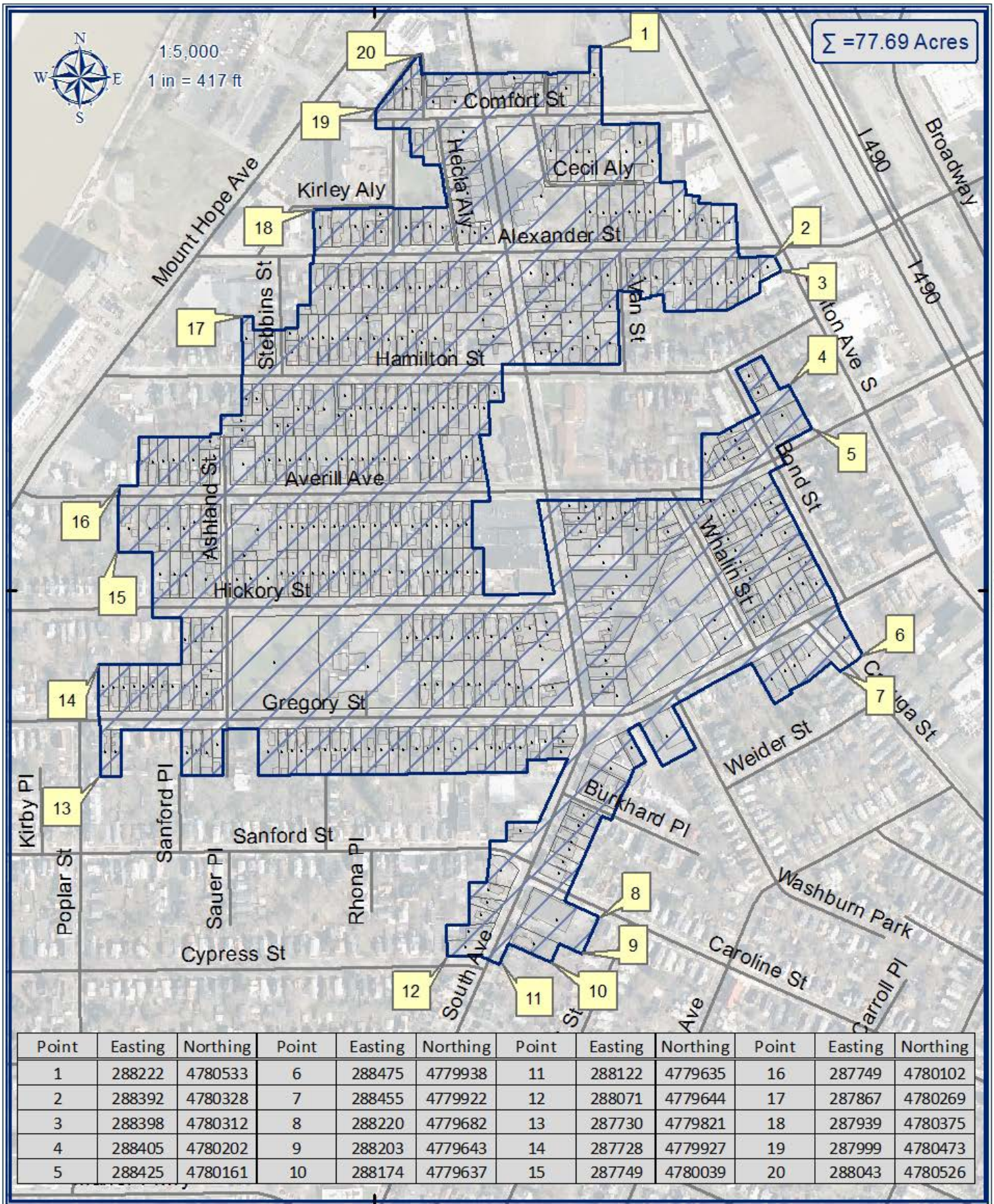
 South Wedge HD



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South Wedge Historic District

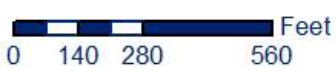
City of Rochester
Monroe County, NY



Σ = 77.69 Acres

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2	288392	4780328	7	288455	4779922	12	288071	4779644	17	287867	4780269
3	288398	4780312	8	288220	4779682	13	287730	4779821	18	287939	4780375
4	288405	4780202	9	288203	4779643	14	287728	4779927	19	287999	4780473
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Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



 South Wedge HD

Tax Parcel Data:
Monroe Co. RPS
<http://www.monroecounty.gov/gis>





ECKHART

NO PARKING
ANYTIME

1118-1119



Veterans St

ONE WAY

NO PARKING
HERE TO CORNER
NO PARKING
TOW-AWAY ZONE
8:00 AM - 5:00 PM

Orion







NO PARKING
7-TUES 6
7-THUR 6
7-SAT 6
←











NO PARKING
ANYTIME TO
DISOBER 15
NO PARKING
ANYTIME TO
DISOBER 15

612

























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ANY TIME
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7 AM - 6 PM
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY South Wedge Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Monroe

DATE RECEIVED: 4/05/13 DATE OF PENDING LIST: 4/26/13
DATE OF 16TH DAY: 5/13/13 DATE OF 45TH DAY: 5/22/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000307

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/22/13 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER Alexis Averett 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.



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

29 March 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 the following five National Register nominations to be considered for listing by the Keeper of the National Register:

Fire Hook and Ladder Company No. 14, New York County
E.M. Hager & Sons Co. Building, Erie County
Hurricane Stock Farm, Montgomery County
Buffalo Zoo Entrance Court, Erie County
South Wedge Historic District, Monroe County

Please note that we are submitting each nomination on disc. For each nomination, I have enclosed two discs, one containing the nomination and maps and the other containing the digital images. I have also enclosed a cover sheet signed by Ruth Pierpont for each. 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

November 8, 2012

Re: South Wedge Historic District

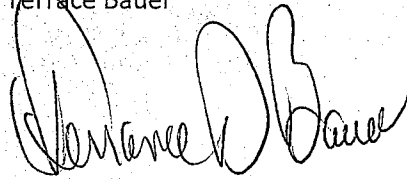
Attn: Ruth L. Pierpont


My name is Terrace Bauer and I am the owner of 742 South Ave and 269 Gregory Street located in Rochester, NY 14620 in Monroe County.

I hereby state that I object to the proposed National Register Listing for these properties.

Regards,

Terrace Bauer




JOELA ORSINI
Notary Public - State of New York
No. 01OR6202308
Qualified in Monroe County
My Commission Expires March 9, 2013

MASLINE ELECTRONICS, INC.

511 S. Clinton Ave.
Rochester, NY 14620

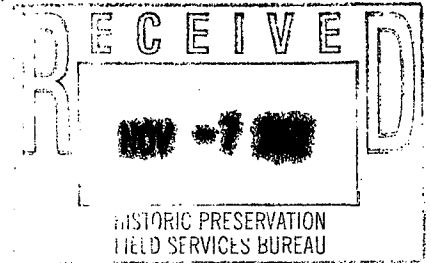
585-546-5373
800-MASLINE
Fax: 585-546-2004
Internet: www.masline.com

October 12, 2012

Ms. Ruth L. Pierpont
Deputy Commissioner for Historic Preservation
NEW YORK STATE OFFICE OF PARKS, RECREATION and HISTORIC PRESERVATION
Historic Preservation Field Services Bureau
Peebles Island
PO Box 189
Waterford, New York 12188-0189

Dear Ms. Pierpont:

Thank you for your letter of October 12, 2012 Re:
South Wedge Historic District
89 & 91 Alexander St Rochester NY 14620
Monroe County




We are the owner of the aforementioned properties. As such, we object to the proposed National Register listing. The addresses noted above should be removed from the proposed list to be considered for nomination to the National and State Registers of Historic Places at your next meeting on December 13, 2012. These properties probably would not qualify for nomination for the following reasons:

89 Alexander St Rochester NY 14620 is presently a small paved parking lot

91 Alexander St Rochester NY 14620 is presently a narrow swatch of vacant land between the parking lot at 89 Alexander St and the driveway for the adjacent property which is currently being renovated for use as a restaurant

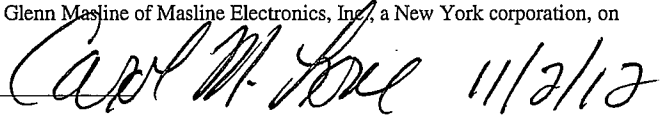
Please feel free to contact me for further information.

Thank you.

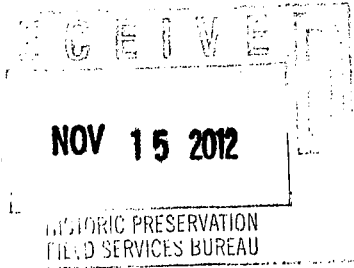

Glenn S. Masline
President
MASLINE ELECTRONICS, INC.

State of New York
County of Monroe

The foregoing instrument was acknowledged before me by Glenn Masline of Masline Electronics, Inc., a New York corporation, on behalf of the corporation. He is personally known to me.


CAROL M. LOVE
Notary Public, State of New York
Monroe County Reg. #01LO6155781
My Commission Expires 11/20/2014

Development
Management
Consulting



NYS Office of Parks
Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island
PO BOX 189
Waterford New York 12188-0189

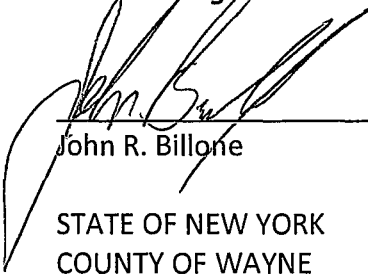
November 7, 2012

**RE: South Wedge Historic District
426-430 South Avenue Rochester New York 14620**

Dear Historic Preservation Department:

I, John R. Billone, Managing Member of the privately owned property above mentioned, **426-430 South Avenue in Rochester New York**, strongly object to be included and listed in *The National Register* on this 7th day of November, 2012.

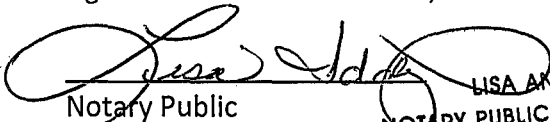
Medical Arts Building



John R. Billone

STATE OF NEW YORK
COUNTY OF WAYNE

On the 7th day of November, 2012 before me, the undersigned, A Notary Public in and said State, personally appeared **John R. Billone** personally known to me is subscribed to the within instrument and acknowledge to me that he executed the same in his capacity, and that his signature on this instrument, the individual, executed the instrument.



Notary Public

LISA ANNE IDDINGS
NOTARY PUBLIC-STATE OF NEW YORK
No. 011D6151724
Qualified in Wayne County
My Commission Expires August 21, 2014



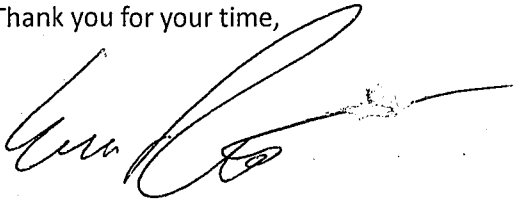
To whom it may concern,

I am the sole owner of the private property located at 245 Averill Avenue, Rochester NY 14620.

I have been notified by The New York State Office of Parks and Recreation and Historic Preservation that my property will be considered for nomination to the National and State Registers of Historic Places at its next meeting on December 13, 2012.

I hereby **OBJECT** to the listing of my private property to the National and State Registers of Historic Places.

Thank you for your time,



Evan Roberts

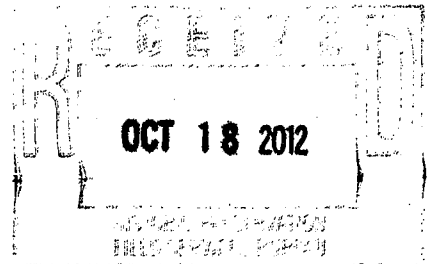
245 Averill Ave

Rochester NY 14620

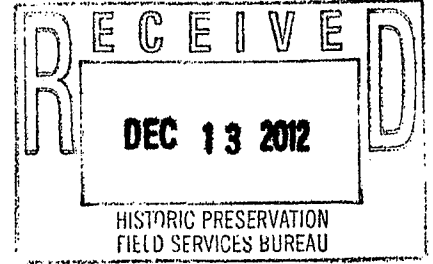
dated: 10-16-12

Notary Public: *Jacqueline M. Lindsey*
Date: *10/16/12*

JACQUELINE M. LINDSEY
Notary Public, State of New York
No. 0116186726
Qualified in Monroe County
Commission Expires May 5, 2016



10 December, 2012



Dear Sir or Madam:

I am writing in my capacity as sole member of an LLC that has ownership of the following properties proposed for registry in an Historic District.

133 Gregory St., Rochester, NY

191 Gregory St., Rochester, NY

75 Alexander St., Rochester, NY

636-642 South Ave, Rochester, NY

267/269 & 297/299 Averill Ave, Rochester, NY

I am hereby objecting to their listing on the historic District. If you have any questions concerning this objection, I can be reached at 585-733-1214. Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Francis Rice", with a long horizontal line extending to the right.

Francis Rice, Member

Jaime N Leone
Lic. #01LE6224795
Notary Public, State of New York
Qualified in Erie County
My commission exp. July 12th 20¹⁴

A handwritten signature in black ink, appearing to read "Jaime N Leone", written in a cursive style.