

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUL 19 1989  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic

and or common Lima Town Multiple Resource Area

2. Location

street & number See attached Building/Structure Inventory Forms \_\_\_ not for publication

city, town Lima \_\_\_ vicinity of

state New York code NY (036) county Livingston code 051

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
___ district	___ public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	___ museum
___ building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	<input checked="" type="checkbox"/> private residence
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment	___ religious
___ object	<u>na</u> in process	<input checked="" type="checkbox"/> yes: restricted	___ government	___ scientific
<input checked="" type="checkbox"/> MRA	<u>na</u> being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name See attached Building/Structure Inventory Forms

street & number

city, town \_\_\_ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Livingston County Courthouse

street & number Court Street

city, town Geneseo state New York

6. Representation in Existing Surveys

title New York Statewide Inventory of Historic Resources has this property been determined eligible? \_\_\_ yes  no

date 1982 \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records NYS Division for Historic Preservation

city, town Albany state New York 12238

# 7. Description

<b>Condition</b>		<b>Check one *</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed	*see individual Building/Structure Inventory Forms	

Describe the present and original (if known) physical appearance

## General Overview

The Lima Town Multiple Resource Area includes all the land within the geopolitical boundaries of both the village and town of Lima. Located approximately 15 miles south of Rochester in the northeasternmost corner of Livingston County, Lima is bordered on the north by the town of Mendon, Monroe County, on the east by Honeoye Creek and the town of West Bloomfield, Ontario County, on the southeast by the town of Richmond, Ontario County, and on the south and west by the Livingston County towns of Livonia and Avon, respectively. A small section of the northwest corner of Lima abuts the town of Rush in Monroe County. Lima is predominantly rural in character and features gently rolling terrain and exceptionally fertile land. Historically and currently, agricultural activity, including a variety of crops, animal husbandry and produce, provides a strong economic base in the community. Other important factors in the town's development include the presence of one of New York State's primary east-west thoroughfares (Rte. 5/20), the swiftly flowing Honeoye Creek and Spring Brook (providing hydro-power for Lima's early and mid-nineteenth century industrial activity) and the establishment of Genesee Wesleyan Seminary and Genesee College (in 1832 and 1850, respectively) in the village.

The present proposal includes 28 properties, all of which (save one), are architecturally significant under criterion C as representative or distinguished examples of nineteenth-century domestic architecture, and many of which, as intact farmsteads, are additionally significant under criterion A as important illustrations of farming practices in western New York. The anomaly is a one-room schoolhouse, historically and architecturally significant under criteria A and C. The group (ignoring, for the moment, the anomalous cobblestone schoolhouse) represents nearly the entire collection of intact nineteenth-century dwellings in the multiple resource area. The properties included in the present proposal can be divided into a variety of different categories. In general, the categories include early, mid- and late nineteenth century time periods; divisions between the Federal, Greek Revival, Gothic Revival, Italianate and Queen Anne styles; village vs. rural properties; solely residential vs. mixed residential/agricultural uses; local vernacular building

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traditions vs. high-style renderings of standard, nationally popular trends in American architecture. Obviously, all properties fall into more than one category and can be grouped, compared and contrasted in a number of different ways. (For example, Lima's cobblestone buildings are evaluated not only in terms of the cobblestone building tradition in western New York, but also in comparison with other 1830s/40s Federal and Greek Revival style buildings in the multiple resource area.)

In brief overview, the proposal includes 2 settlement period dwellings in the New England vernacular building tradition, 1 high-style Federal period village dwelling, 8 late Federal/early Greek Revival style dwellings (5 of which are of cobblestone construction and 3 of which are frame; 6 of which are rural farmhouses - several with outstanding collections of farm-related outbuildings - and 2 of which are village dwellings), 4 mid-nineteenth century Greek Revival style dwellings (all of which are in the village; 3 of which are high-style and 1 of which is vernacular), one Gothic Revival board-and-batten cottage (complemented by 2 other vernacular dwellings embellished with a locally distinctive interpretation of Gothic-inspired ornamentation), 3 Italianate style dwellings (2 of which are gentlemen's farmhouses in rural Lima and 1 of which is a fashionable village dwelling), 1 Italian Villa style rural farmhouse (an elaborate gentleman's farm with a full complement of unusually sophisticated farm-related outbuildings), 5 early to mid-nineteenth century houses with late nineteenth century remodelings in fashionable styles of the period (2 of which are rural farmsteads, 3 of which are village dwellings) and 2 large Queen Anne style dwellings in Lima's most fashionable residential enclave.

Most buildings are of wood frame construction, although 8 are of masonry construction - 5 cobblestone buildings, 1 limestone building and 2 brick buildings. In general, the various types of domestic buildings that are characteristic to the multiple resource area include a broad range of relatively standard vernacular building types common to much of New York State, particularly the central and western regions of the state. Lima's Federal, Greek Revival, Italianate and Queen Anne style village and rural dwellings are all fairly common, representative examples of various national styles in terms of their overall design and decoration. However, several groups of buildings stand out as distinguished local and/or regional types. These include the 1830s Federal/Greek Revival style cobblestone

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buildings and the mid-nineteenth century Gothic-inspired village residences attributed to master builder William Harmon. The cobblestone buildings are important examples of the early phase of the cobblestone building tradition in western New York, while the Harmon-built dwellings display square-headed drip moldings, a peculiarly local adaptation of Tudor Gothic motifs.

The village dwellings generally occupy small village lots, although the larger, more fashionable houses along East Main Street generally occupy unusually deep, wide, and well-landscaped lots. The settings and acreage of the rural farmsteads vary considerably; although most are still located in rural, sparsely settled neighborhoods, only a few retain the entire or substantial portions of their original farms. (Many of Lima's farms expanded throughout the nineteenth century from 50- to 100-acre lots into expansive farms with hundreds of acres of cultivated land; by the late twentieth century, however, many of the older buildings [farmhouses and outbuildings] and small portions of land [usually 1-20 acres] were often sold off, while the remaining acreage continues to be cultivated under separate ownership. Thus, although the original acreage of many farmhouses is no longer associated with the historic resources, the general settings survive virtually intact.)

The significance of many of the properties is enhanced by the survival of related support structures, including carriage houses and/or garages, wells and/or pumps, smokehouses, carriage steps and hitching posts, fences, barns, machine sheds, sheds, privies, smokehouses, pig houses and chicken coops. In general, the contributing domestic and agrarian dependencies date from the nineteenth- to the early twentieth centuries, and, with the exception of a few particularly fashionable and distinguished outbuildings, are utilitarian and vernacular in function and design. Most support structures in the multiple resource area are of wood frame construction with vertical or horizontal board siding and have gable, gambrel or shed roofs. A few dependencies, including occasional smokehouses, are, by necessity, of masonry construction, while still others are, by builders' choice for reasons of contemporary style and fashion, executed in brick or stone. In general, domestic dependencies are grouped near the main house, while clusters of farm-related dependencies are grouped together in convenient locations near crop and/or livestock activities.

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### Methodology

The 28 individual properties included in the present nomination were selected as a result of nearly ten years of comprehensive survey, research and intensive investigation of both the town's and village's historic building stock. The current proposal represents nearly the final phase of documentation of the Lima's historic resources. Several previous studies over the years have resulted in the listing of more than thirty of Lima's historic buildings. These listings include Hillcrest, the 1838-40 mansion of Erastus Clark, the North Bloomfield School, an elegant Federal style public building (1829) in the mill hamlet of North Bloomfield, the Genesee Wesleyan Seminary and Genesee College, (1842 and 1851, respectively), the Lima Village Historic District (19 contributing properties dating from 1840 to 1923; 8 commercial buildings, 2 civic buildings, 1 church and 7 fashionable residences in the historic core of the village at Four Corners) and the A.J. Warner designed St. Rose Roman Catholic Church and Brendan Hall (1873 and 1892, respectively) just south of Four Corners.

Several windshield surveys and preliminary investigations over the past few years resulted in the identification of several hundred buildings that appeared to be historic based on a visual analysis of their general form, massing and/or detailing. Most were rejected due to their obvious lack of integrity of design, materials, workmanship, setting and/or location. Most of those that were rejected had suffered the additions of modern siding, had had radical changes to fenestration or had received visually overwhelming modern appendages. After the initial cuts were made, approximately 60 New York State Building/Structure Inventory Forms were filled out for the village properties and approximately 20 Inventory Forms were prepared for those properties located throughout the entire township. Initial scrutiny and evaluation of the village properties resulted in the nomination of the Lima Village Historic District (NR: 20 November 1987), 19 contributing properties in the historic core of the village, in October 1987. Several dozen historic buildings in the immediate vicinity of the district were found not eligible due to extensive losses of integrity, but approximately 16-18 scattered village properties appeared eligible and warranted further investigation. These 16-18 village properties, along with the approximately 20 individual properties in the larger township, were further researched by the Lima Historical Society

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in consultation with State Historic Preservation Office staff. Historic contexts for most of the remaining resources were identified and developed in conjunction with the in-depth investigation of each individual resource in late 1987 and early 1988. St. Rose Roman Catholic Church Complex, deemed a priority by local and SHPO criteria, was nominated in June 1988 (NR: 25 August 1988). The remaining individual properties were then evaluated against the National Register criteria, based on the historic contexts that were developed for the multiple resource area. The 28 properties (out of approximately 40 that were intensively research and evaluated) that were selected for inclusion in this proposal represent all those properties that, in their present conditions and based on currently available information, appear to meet the National Register criteria. The remaining 10-12 properties were not able to be thoroughly evaluated, primarily due to lack of fully developed contexts and/or detailed information on individual properties. For example, several entire categories of historic resources are not included in the present proposal. These categories include archeological sites (known sites related to the presence of Seneca Indians in the area during the seventeenth century and partially known sites related to nineteenth-century industrial activity), religious architecture (St. Rose and the Lima Presbyterian Church are already listed, the historic Methodist church no longer survives and the Baptist Church has not yet been fully evaluated) and a small collection of twentieth-century domestic architecture. Regarding special materials and/or methods of construction, the cobblestone building tradition in Lima has been completely evaluated, but the early twentieth century concrete block building technique, particularly in South Lima, remains unevaluated. When contexts for these categories are developed and the individual resources have been evaluated within the applicable contexts, those that meet the National Register criteria will be nominated to the State and National Registers.

Detailed discussion of the multiple resource area  
and its historic resources

The incorporated village of Lima is located near the geographic center of the town. The village and town are both divided into four quadrants by the intersection of two primary thoroughfares, north-south U.S. Route 15A and east-west Route N.Y. 5 and U.S. 20. The hamlets of North Bloomfield and South

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Lima are located at the northeast and southwest corners of the town, respectively. Both hamlets also fall within the geopolitical boundaries of their neighboring towns. North Bloomfield extends into West Bloomfield in Ontario County and South Lima extends into Livonia in Livingston County. No attempt was made to survey comprehensively those sections of either hamlet that were located beyond the geopolitical boundaries of Lima. Until such surveys of adjacent sections can be made, SHPO staff cannot evaluate the isolated resources in either of these two hamlets. For example, the Lima section of South Lima is known to include at least one important example of concrete block construction while the Livonia section of South Lima includes several examples of that particular material and method of construction. Until all examples of the type in the hamlet are surveyed, the one in Lima cannot be evaluated.

In addition to the village of Lima and the hamlets of North Bloomfield and South Lima, the existence of two rural crossroads is still recognized, both of which are located in the northern half of the town. Corby's Corners is located at the intersection of north-south Route 15A (Rochester Road) with east-west Corby and Heath-Markham Roads. Cummins Corners is located at the intersection of north-south York Street and east-west Corby Road.

The town of Lima, generally rural and agrarian in character, covers approximately 32.8 square miles (20,992 acres). It is located in the Erie-Ontario Lowlands physiographic province, the broad, relatively flat to undulating low relief zone that divides Lake Ontario from the higher land of the southern half of New York State, including the southern portion of Livingston County. The topography of Lima has been modified by glacial action so as to include moraines, ridges and drumlins.

Elevations in Lima range from a low point of 660 feet on Spring Brook where it leaves the town on the north to a high point of slightly more than 1770 feet on Poplar Hill Road, about one-fourth mile south of Cleary Road. Generally, however, land surfaces slope gradually from about 1,000 feet elevation at the town's southern boundary to 700 feet at the northern boundary. The east side of the town slopes almost continuously from the south to the north with many level areas while the west side is more broken by the presence of low drumlins. About one-third of the total town area has a slope of two percent or less.

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The entire town is within the Genesee River Basin. One-third of its area drains into the Genesee River via Honeoye Creek, located along the town's eastern boundary, or short streams which in turn feed Honeoye Creek. This drainage area is separated from the Spring Brook Watershed, the town's main drainage area, by a flat, often swampy and boggy region. Spring Creek rises in the central part of the town of Livonia to the south and drains 8,163 acres of the town, including the entire village of Lima, before flowing into Honeoye Creek just north of the Lima town line. Spring Creek forms the eastern boundary of the village of Lima.

These waterways determined some of the first settlement of the area known today as Lima. It was an east-west tributary of Spring Creek as well as an accompanying ridge, southwest of the intersection of Routes 5 and 20 and 15A in the center of the village, which provided an ideal site for the Senecas to construct a village housing from 800 to 1600 persons from 1615 to 1635. The natural water power supplied by Honeoye Creek gave rise to numerous small factories and two attendant small settlements, Factory Hollow, located approximately where East Main Road (U.S. 20 and N.Y. 5) crosses the creek on the town's eastern boundary, and North Bloomfield on the town's northeastern boundary. A grist mill and brick factory were also located north of Routes 5 and 20 along Spring Creek at the edge of the village.

The village of Lima contains approximately 858 acres that slope gradually toward Spring Creek on its eastern boundary. The chief topographical features are the rather steep-sided stream valleys and the knoll on which Genesee College and Genesee Wesleyan Seminary (currently Elim Bible Institute) are located. The commanding position afforded by this knoll may have had some influence on the Methodist Genesee Conference's choice of Lima as their seat of higher learning.

East-west Route 5 and 20 follows a well-established Seneca Indian trail and was known as the State Road or Genesee Turnpike, the route taken by settlers traveling west from Albany and New England. Route 15A is also believed by some to follow a north-south Seneca trail, but it apparently was not recorded as an established travel way for white settlers until it appeared on a map drawn in 1818. Today these two roads continue to function as the major travel arteries for the town. With the exception of the streets created for post-1960 subdivisions in the village, all other village and town roads have existed at least since

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1852, some to access local farms and/or nearby villages. Typical of rural areas in the generally flat or gently undulating region, most roads are laid out on a fairly strict north-south or east-west axis, determined primarily by the locations and boundaries of early farmsteads in the area.

Quadrant-by quadrant description of the town  
and location of individual resources

Lima's landscape can best be described using the quadrants created by the intersection of Routes 5 and 20 and 15A. The northwest town quadrant is bounded on the north by the town of Mendon, on the east by Route 15A, on the south by the village and Route 5 and 20, and on the west by the towns of Avon and Rush. The undulating land in this quadrant is predominately used for agriculture, including both dairying and corn and grain crop production. Roads are characterized by scattered, working farmsteads and associated tenant residences. Since 1966 residential use has increased appreciably with the addition of 39 new dwellings, primarily located on Gale Road and on .5 mile of Dalton Road south of Heath-Markham Road. The third major land usage in this area is represented by the large stone quarry operating at the northwest corner of the quadrant at the Mendon town line. Commercial operations are located at the southern Gale Road and northern and southern Corby's Corners intersections with Route 15A. Fronting on Route 15A, south of Gale Road and adjacent to the commercially zoned parcel, a six-lot light industrial subdivision has recently been created with one facility already constructed. Immediately north of the commercially zoned parcel at Corby's Corners, at the northwest corner of the intersection, a five-lot commercial subdivision has been approved but not yet built. As the elevation of the town is greater than the land to the north, there are long vistas extending more than twenty miles northward to the skyline of the city of Rochester from many regions of this quadrant. The Markham Cobblestone Farmhouse and Barn Complex, a two-story vernacular Federal/Greek Revival style cobblestone farmhouse with extensive acreage and full complement of nineteenth-century support structures, is the only intact historic resource located in this quadrant.

The northeast town quadrant is bounded by the town of Mendon on the north, Honeoye Creek and the town of West Bloomfield on the east, Route 5 and 20 on the south, the village and Route 15A

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on the west. Principal use of this undulating land, punctuated by two small drumlins, is for agriculture, dairying and corn and grain crop production, although at least six private horse stables have been constructed since 1966. York and Bragg Streets both rise along the side of each of these two small drumlins as they proceed northward from Routes 5 and 20. The Leech-Lloyd Farmhouse and Barn Complex, a two-story, five-bay farmhouse in the vernacular New England building tradition with associated barns, sheds, and pig pen foundation, sits atop the York Street ridge while the Leech-Parker Farmhouse, also a New England-inspired settlement period farmhouse with center chimney, is positioned below the crest of the drumlin near its flatter end. From these ridges there are long, 360-degree views southwest to the village, south across Lima fields to the Bristol Hills, northward to the skyline of the city of Rochester, and eastward to the town of West Bloomfield.

The residential hamlet of North Bloomfield, which also contains two small light industrial establishments, is included in this quadrant at the northeasternmost corner of the town. Thirty-one new houses have been built in the quadrant since 1966, principally along York Street and Corby and Martin Roads, but with the exception of the North Bloomfield area, homes and farms are widely separated. Two DEC designated wetlands are located in the quadrant adjacent to York Street. The aforementioned Leech-Lloyd and Leech-Parker farmhouses are located about equidistant between these wetlands. York Street, first known as the Pittstown (now Honeoye) to Norton Mills (now Honeoye Falls) Road was used to reach Zebulon Norton's grist mill, built in 1791 along Honeoye Creek.

The Martin Farm Complex is also located in the northeast quad. This gentleman's farm complex includes a late-nineteenth century Italian Villa style farmhouse and a full complement of nineteenth and early twentieth century farm-related outbuildings associated first with a prosperous dairying operation and later with an extensive seed business. The farmstead is located on the flatter land of Bragg Street at the north end of the small drumlin. With only a few exceptions, Bragg Street retains its rural, agrarian nineteenth-century character of scattered farmsteads and cultivated farmlands.

The final property included in the northeast quad is the Godfrey Farmhouse and Barn Complex. The farmstead is composed of an elaborate Italianate style farmhouse with associated barns and

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sheds and is located on the open farmlands of Route 15A at the approach to a small rise in the road south of Corby's Corners. There is a sixty-unit mobile home park on the east side of Route 15A near the Gale Road intersection, but there has been no commercial re-zoning along the east side of this road as has occurred on its western side. The arrival of municipal water within the year may create pressure for further development here. The aforementioned commercial development on the west side of the road does not affect the view sheds of the Godfrey House.

The southeast quadrant, bounded on the north by Routes 5 and 20, on the east by Honeoye Creek, on the south by the towns of Livonia and Richmond, and on the west by Route 15A and the village of Lima, also consists of undulating agricultural land devoted to dairying and corn and grain crop production. Two large ponds and a designated wetland are located in this quadrant along with a large parcel of woodlands. Forty new dwellings have been constructed since 1966, primarily along Chase Road adjacent to a modern golf course, on the southernmost section of Doran Road south of Gleason Road, and on Route 15A adjacent to the Livonia town line. Historic maps indicate no dwellings were constructed on Chase Road before 1872 and only two (which no longer remain) were located there between 1872 and 1902. As in other quadrants, concentration of housing and farms is minimal with generally long distances between dwelling units. Clay Street is still composed of working farms with nineteenth-century barns and farmhouses (some altered with siding) and virtually no modern residential intrusions providing, in places, vistas unchanged since the nineteenth century. The Zebulon Moses Farm Complex, composed of an early nineteenth century farmhouse with late nineteenth century Picturesque remodeling and a large collection of farm-related support structures, and the Ogilvie Moses Farmhouse, a late Federal/early Greek Revival style vernacular farmhouse, are both located along Clay Street. Although much of the original farm land is no longer associated with either of these properties, most of it is still under agricultural production so that their historic settings are maintained. The elevation of the land in the quadrant is such as to afford from many locations long views of the Bristol Hills, approximately twenty miles to the south, and the village of Lima to the northwest.

The southwest quadrant is bounded by Route 5 and 20 on the north, the village of Lima and Route 15A on the east, the town of Livonia on the south, and the town of Avon on the west. The land

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is characterized by a series of north-south drumlins which provide long, high ridges, valleys, and sloping fields. A large, flat area of muck land, crossed by Little Conesus Creek, is located in the southwest area of the quadrant, immediately north of the hamlet of South Lima. The principal land use again is agriculture, but unlike the other sections of the town, dairying is not as common. Most land is used for growing grain crops and corn. Potatoes are grown in the flat muck lands of South Lima. A nursery stock farm is located in this quadrant, as well as two utility buildings and two microwave towers, taking advantage of the high elevation of the land. South Lima is predominately densely residential.

Sixty-three new residences have been built in the southwest quadrant since 1966, fifteen in South Lima and the others primarily scattered along Poplar Hill Road and Woodruff Road and on Route 15A adjacent to the Livonia town line. The elevation and contours of the land provide some of the most dramatic, 360-degree vistas of anywhere in the town, especially toward the Bristol Hills to the south. The Bristol Hills and miles of rolling farmlands are clearly visible from the two historic resources in this quadrant, the Ganoung Cobblestone Farmhouse and School No. 6. The Ganoung farmhouse, erected in the 1830s, is a two-story, five-bay, late Federal/early Greek Revival style cobblestone building. The farmhouse and related outbuildings are located on the west side of Poplar Hill Road and are still surrounded by extensive acres of open farmland. School No. 6, a one-room cobblestone schoolhouse with Greek Revival style features, is located on the north side of rural Jenks Road and is still surrounded by fallow and cultivated fields.

The main State Road, what is today Route 5 and 20, has always been the town's major thoroughfare. Because of its special nature, it has been considered as two separate districts, one from the east village to the east town line and the other from the west village to the west town line. The eastern section consists primarily of scattered dairy farms east of the Clay-York Streets intersection with an increase of only three new residences since 1966. Long views of more than twenty-five miles north to the skyline of Rochester and south to the Bristol Hills are also visible along this portion of Route 5 and 20. Adjacent to the village line is an area consisting of ten industrial-commercial units, the primary ones being a porcelain insulator and a cast concrete factory.

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The Thomas Peck Farmhouse and the Clark Farm Complex are both located along this section of East Main Road. The Peck farmhouse is an elegant two-story, five-bay center-hall Federal period residence with Gothic Revival and Italianate style additions complemented by a collection of sophisticated outbuildings, including a Gothic Revival style tenant house and an Italianate style brick privy and ice house. Although the Peck house has lost its original barns and associated farm land, the land surrounding the property is still in agricultural production, thus maintaining its original setting. The Clark farmstead, located at the intersection of East Main Road with Corby Street, includes a late Federal/early Greek Revival style vernacular frame farmhouse with an extensive collection of remarkably intact outbuildings and much of the farm's original acreage. The Clark farmstead continues as a full-scale dairy farm.

The section of Route 5 and 20 west of the village also consists primarily of working farmsteads, although a fifty-eight unit trailer park is also sited along the road, close to the village line. Only two new houses have been built along this section of Route 5 and 20 since 1966. The focal point of West Main Road is the Morgan Cobblestone Farmhouse, a two-story, three-bay, late Federal/early Greek Revival style building constructed ca. 1832. Although farm-related support structures no longer survive, the Morgan house continues to be surrounded by cultivated farm land, thus reflecting its original nineteenth-century character.

**Quadrant-by-Quadrant description of village of Lima**

The village of Lima can also be divided into four quadrants by the two major thoroughfares. In general, the central business district (Four Corners) is located at the center of the intersection of Routes 5 and 20 and 15A, while residential districts extend to the north, south, east and west. Single-family residences of small to medium scale are generally located on narrow lots on the side streets, while houses of larger scale occupy larger lots along East and West Main Street and Rochester Street and Lake Avenue. Most houses in the village date from the nineteenth century, although many have lost substantial integrity due to the application of modern siding, alterations to fenestration and/or the addition of modern appendages. Very little residential construction occurred in the first half of the twentieth century in Lima in either the village proper or the

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surrounding town. Undeveloped land and post-1950 residential construction within the village limits is located at its outer edges. Most of the central business district and seven residences on the west side of Rochester Street (Route 15A) are included in the Lima Village Historic District (National Register: 20 November 1987).

The northeast quadrant has relatively flat land, only a small portion of which is undeveloped. The village sewage treatment plant and a twelve-acre municipal park are located at its northeastern boundary, accessed by a new residential street. The primary school and grounds, a twenty-three unit mobile home park, and an eight-unit apartment complex are also located in this quadrant. Intact historic resources in this section of the village include the Matthew Warner House, the J. Franklin Peck House and the Harden House, all of which are located on the north side of East Main Street, and the Cargill House, located on the east side of Rochester Street across from the Lima Village Historic District. The Warner house is a two-story, five-bay, center-hall Federal style dwelling with significant late nineteenth and early twentieth century remodelings. The Peck House, erected ca. 1853, is a fashionable two-story, three-bay Greek Revival style dwelling with hipped roof. The Harden House, built ca. 1884, is an elegant two-story Queen Anne style dwelling. The Cargill House, an elegant two-story, three-bay Greek Revival style dwelling built ca. 1852, is a rare example of a brick building in Lima.

The southeastern quadrant is traversed by a deep wooded ravine which separates the large houses set on deep lots of East Main Street from a smaller-scale residential street, the site of the former town dump, and a relatively undeveloped industrial zone. There is a nursery, florist, and funeral home intermixed with residences along Route 15A (Lake Avenue) near the southern boundary of the quadrant. St. Rose Catholic Church Complex (National Register: 25 August 1988) is located on Route 15A at the western boundary of this quadrant, approximately .1 mile north of this mixed use area and just south of Four Corners. Three intact nineteenth-century dwellings occupy large, well-landscaped lots along the south side of East Main Street just east of Four Corners. They are the Stanley House (ca. 1857), an elegant Greek Revival style dwelling, the Spencer House (ca. 1830s; ca. 1860s), a late Federal/early Greek Revival style frame dwelling with later Victorian additions, and the William L. Vary

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House (ca. 1885), an elaborate Queen Anne style dwelling with a profusion of decorative woodwork.

Until recently, the southwestern quadrant has had no intrusions to its interior in the form of side streets. All development was localized on Routes 5 and 20 and 15A, partly due to the deep ravine which continues westward from the southeastern quadrant and the use of the rest of the undulating land for farming. Since 1980, a twenty unit-subdivision and a thirty-two unit senior citizen apartment complex have been constructed off Route 15A, directly across from the St. Rose Catholic Church Complex. Another sixty-four unit single residential housing development is under construction eastward from Michigan Avenue at the village's western boundary. North of these developments, across the aforementioned steep ravine, is the Bristol House (ca. 1870), a two-story Italianate style frame residence with a low-pitched, bracketed hipped roof. Other intact historic resources in the southwest quadrant of the village include the Asahel Warner House (ca. 1810), an early nineteenth century frame farmhouse with an intact Masonic hall, the Dayton House (ca. 1840s; 1860s), a vernacular frame dwelling embellished with Gothic Revival inspired ornamentation, and the Barnard Cobblestone House (ca. 1836), a fashionable late Federal/early Greek Revival style dwelling with an elaborate Queen Anne/Eastlake inspired wrap-around verandah. All three are located on the south side of Route 5 and 20 as it slopes down toward the commercial core. Hillcrest, listed in the National Register of Historic Places in 1980, is also located on a ridge above this same route, adjacent to the commercial core.

The northwest quadrant has more secondary streets than any other village quadrant, certainly in some degree influenced by the location of Genesee Wesleyan Seminary and Genesee College Hall (National Register: 7-19-76), atop one of the two hills in this area since 1832. So significant is the elevation of the College and Seminary buildings that they are visible from almost any location in the town. Because of the contour of the land in this quadrant, most side streets have been built up and down the slopes of the two hills, giving them a character not found elsewhere in the village. The westernmost section of the quadrant contains a post-1960 housing development, constructed on some of the land historically associated with the ca. 1810, Federal style Dr. Justin Smith House and additional apartment complexes associated with Elim Bible Institute, which now occupies the former College and Seminary buildings. A small

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residential street of post-1960 homes, a small drive-in restaurant, and a 35-unit middle-income apartment complex are located on Route 15A near the northern boundary of the village and the Alverson-Copeland House (ca. 1853), a brick, two-story Italianate style dwelling on a large, well-landscaped lot. To the east and down the hill from College Hall, also on Route 15A, is the Draper House (ca. 1840s; 1860s), a vernacular frame dwelling with Italianate style ornamentation. The Harmon House (ca. 1851), an elaborate board-and-batten, Gothic Revival style cottage and the DePuy House (ca. 1851), a vernacular frame residence with Greek Revival and Gothic inspired decoration, are located on Genesee Street, to the south and also down the hill from College Hall. At the western edge of the village and across from the aforementioned Asahel Warner House is the Federal style Dr. Justin Smith House.

The attached table summarizes the construction dates, addresses and contributing/non-contributing elements associated with each of the nominated properties.

The attached Building/Structure Inventory Forms provide additional descriptive information on each of the nominated components. See the respective National Register Nomination Forms for additional information on properties already listed on the National Register.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900- 1930s	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** ca. 1800 - ca. 1930s **Builder/Architect** William Harmon; the Pierce Brothers

**Statement of Significance (in one paragraph)**

**INTRODUCTION**

The Lima Town Multiple Resource Area nomination includes 28 architecturally and/or historically significant historic resources which reflect the development of the town and village of Lima between ca. 1800 and the mid-1930s. The resources represent a variety of architectural types, periods, styles, materials and methods of construction. Complemented by the nearly thirty properties in Lima previously listed on the National Register, both the listed and the nominated resources illustrate a broad range of important historical themes, including the broad theme of architecture (residential, commercial, civic and religious) and the corollary themes of settlement, agriculture, small-scale manufacturing, transportation and education. Historically and currently, agricultural activity, including animal husbandry and the cultivation of a variety of crops, provides a strong economic base in the community. Other important factors in the town's development include the presence of one of New York State's primary east-west thoroughfares (Rte. 5/20), the swiftly flowing Honeoye Creek and Spring Brook (providing hydro-power for Lima's early and mid-nineteenth century industrial activity) and the establishment of Genesee Wesleyan Seminary and Genesee College (in 1832 and 1850, respectively) in the village.

The architectural types represented in the present proposal include nineteenth-century domestic architecture (27 examples: 11 of which are/were rural farmhouses, 16 of which are village dwellings) and nineteenth-century one-room schoolhouse architecture (1 example). All are significant under criterion C as distinctive or representative examples of a particular building type, period and/or method of construction. The types represented in previous proposals include nineteenth- and twentieth-century residential, commercial, civic and religious architecture (Lima Village Historic District, NR: 20 November 1987), monumental civic/educational architecture (Genesee Wesleyan Seminary and Genesee College Hall, NR: 19 July 1976), nineteenth-century civic/religious architecture (North Bloomfield School, NR: 28 May 1981), nineteenth-century residential architecture (Hillcrest, NR: 6 May 1980), and nineteenth-century religious architecture (St. Rose Roman Catholic Church Complex, NR: 25 August 1988).



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The earliest resources, frame farmhouses in the New England vernacular building tradition, provide important information about building and living patterns of Yankee settlers in western New York at the turn of the nineteenth century. Another group of farmhouses, generally dating from the early to mid-nineteenth century, reflect the town's development as a prosperous, rural agrarian community and illustrate a broad range of vernacular Federal and Greek Revival building traditions popular in America during the period. Later nineteenth century farmhouses reflect the continued prosperity of agricultural activity in Lima and illustrate the introduction of nationally inspired Picturesque and Romantic tastes into the local vernacular building traditions. Some of these farmhouses retain significant groups of farm-related support structures as well as substantial portions of their original acreage, providing an important resource for the future study of rural life in the Genesee Valley and western New York during the nineteenth century.

In addition to Lima's set of surviving agrarian buildings and complexes, the multiple resource area also contains a significant collection of village buildings that are associated with significant aspects of Lima's history as it grew in a commercial, civic, social and religious center for the surrounding rural area as well as an important seat of higher learning. Many of the village's historic resources are already listed on the National Register (Genesee Wesleyan Seminary, Hillcrest, St. Rose and the Lima Village Historic District); the present nomination includes most of the remaining individually eligible properties located within the corporate boundaries of the village. All of these are residential properties.

Together the 28 nominated properties, in conjunction with the one district and five individual properties already listed, reflect nearly the full range of residential and agricultural buildings found in Lima during the nineteenth century. The following narrative provides detailed information on the historic background of the town and village as well a full discussion of the five themes identified (Part I) and a detailed discussion of the historic resources within their appropriate themes (Part II). The attached Building/Structure Inventory Forms provide detailed information on the particular significance of each individual resource.

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Lima, Livingston County, New YorkSection number 8 Page 3**PART 1 : HISTORIC BACKGROUND**

The village of Lima is situated near the center of the town, and is one of the oldest and most beautiful villages in the county....The State road...now forms its main street, over which flowed the pioneer traffic and emigration, and [Lima] was looked upon as likely to become the most populous village in the Genesee country. But the development and growth of railroad interests in other directions put an end to such anticipations, and Lima was left an inland village, charming even in its isolation; and, as if in remuneration for its loss of railroad facilities, Lima became noted as the seat of learning for Livingston county. 1

In his 1881 description of Lima, New York, Livingston County historian James H. Smith identified nearly every historical circumstance that had to that date shaped the course of events in the village. The shortest route between Albany and Buffalo has always passed through Lima (present-day Routes 5 and 20; originally known as the State Road and later known as the Genesee & Ontario Turnpike); this major transportation route has clearly affected the degree and nature of the community's commerce, as well as the quality of its built environment. That so much of its nineteenth- and early-twentieth century architecture exists today stems largely from the lengthy presence of Genesee Wesleyan Seminary (National Register: 7/19/76) and from the virtual absence of rail transportation through the village proper.

However, largely because it addressed only the village, Smith's capsule description did not recognize the one feature that most clearly characterizes the township -- its agricultural enterprise. Coupled with the effect of the Seminary, the town's location in one of the most fertile stretches of land in New York State created much of its economic well-being. The richness of its soil and its gentle topography made it attractive not only to white settlers from an early date in the history of the Genesee Country, but also, and repeatedly, to the Seneca Indians, who sited several villages within the township's later boundaries from at least as early as 1615 through 1709.

The pattern of the earliest land sales in the area that is now Lima township suggests that, rather than being intent upon

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establishing a village, grantors realized the potential profit of selling large lots for the agricultural bounty they promised. Agricultural prosperity was fueled from an early date by the presence of the major east-west colonial thoroughfare in the Genesee Country, and, for most of the nineteenth century, commerce in the village responded directly to the needs and opportunities that the town's agricultural wealth posed. In terms of Lima's historic resources, agrarian related endeavors resulted in the creation of many of the village's and the town's most significant examples of architecture. And, just as the Seminary's longstanding presence kept physical changes to a minimum in the village, the continued viability of farming in Lima accounts for the fact that -- although the effect is not uniform -- virtually the same spatial relationships between structures and landscape exist in the township today as existed more than a century ago. The historic character of the town lies as much in this sense of continuity in the landscape and its uses as it does in the presence of a variety of virtually intact vernacular architecture representing a broad range of regional and/or national building types, periods, styles and methods of construction.

#### Pre-Settlement Period

Small bands of Seneca Indians, the largest and most powerful tribe in the Iroquois Confederacy, are known to have camped in the vicinity of Lima from the earliest entry of Europeans into the New World. 2 The "western" branch of the Seneca lived in two large settlements in close proximity to each other, about twenty miles south of present-day Rochester, New York, and east of the Genesee River. They abandoned and rebuilt these villages about every fifteen to twenty years between the years 1560 and 1687, when the Seneca were attacked by the French and their allies under the Marquis de Denonville. 3 Lima village was the site of one of these villages, situated along an east-west ridge close to the intersection of present-day Routes 5 & 20 (Main Street) and 15A (Rochester Street/Lake Avenue). This large, palisaded village was occupied from about 1615 to 1635 by from 800 to 1600 Senecas; several cemeteries associated with the village are also known to exist to the north, south, and northwest of the enclosure. 4

Although the site at Lima is the least well known archaeologically of the major villages in the sequence of northward-moving settlements of the western Seneca, its position in the series has been interpreted from artifacts discovered when the site was accidentally disturbed several times by construction

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projects. These artifacts, particularly the European-made goods, date its occupation to the years between 1615 and 1635. Although portions of the site have been destroyed, a large section appears to be relatively intact, never having been plowed or built upon. Archaeologists recognize it to be a critical resource for the information it holds about the early period of direct contact between native peoples in the region and Europeans -- a time when epidemic diseases, new technologies, missionary activities, malaria, and other events are known to have had devastating effects on native social, economic, political, and religious systems.

These archeological resources have not yet been evaluated against the National Register criteria; thus, they are not included within the present nomination. If and when sufficient information becomes available, the sites will be nominated to the State and National Registers. In the meantime, all available information regarding these sites is on file at the Rochester Museum and Science Center, Rochester, New York.

Throughout much of the next one hundred years, the Iroquois were centrally involved in the French and Indian wars and the ensuing revolutionary struggle. However, although historians disagree on the extent of their agricultural enterprise, the Senecas had probably cleared a large section of what is now Livingston County for the cultivation of corn, apples, and peaches. By the time of Sullivan's campaign (1779), the retaliatory expedition designed to eradicate remaining Loyalists and hostile Iroquois from Upstate New York, soldiers are said to have found between 15,000 and 20,000 bushels of corn at Cuylerville (between the Genesee River and, to the northeast, Geneseo). 5 In his 1851 history of the Phelps and Gorham Purchase, O. Turner depicted the encounter of American soldiers with the Indian lands of western New York:

.....The campaign of Gen. Sullivan, in 1779, more than all else perhaps, served to create an interest in this region. The route of the army, after entering the Genesee country, was one to give them a favorable impression of it. They saw the fine region along the west shore of Seneca Lake; and passing through what are now the towns of Seneca, Phelps, Gorham, Canandaigua, Bristol, Bloomfield, Richmond, Livonia, [and] Conesus, they passed up and down the flats of the Genesee and Canasoraga. To eyes that had rested only upon the rugged scenery of New England, its mountains and rocky hill sides, its sterile soil and stunted herbage, the

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march must have afforded a constant succession of beautiful landscapes; and what was of greater interest to them, practical working men as they were, was the rich easily cultivated soil, that at every step caused them to look forward to the period when they would make to it a second advent -- a peaceful one -- with the implements of agriculture, rather than the weapons of war. 6

#### SETTLEMENT PERIOD AND EARLY DEVELOPMENT

The decade between Sullivan's campaign and the initial settlement of Lima can only have heightened the appeal of these lands in the minds of eventual settlers. In increasingly land-poor New England, farm wages dropped rapidly between 1780 and 1785, and the combination of a money shortage, high taxes, and extreme debt caused a general unrest among farmers. Nowhere was this discontent stronger than in Massachusetts, where in 1786 Daniel Shays led a farmers' rebellion after the legislature disregarded their petitions for a paper-money issue or the enactment of laws to stay the rising number of home and farm foreclosures. The area of most active protest was between Worcester and Northampton in central and south-central Massachusetts, an area from which numerous settlers of Lima are known to have come. Similar rebellions occurred throughout New England; one of them, in Rutland County, Vermont, was instigated by Colonel Thomas Lee, who settled in Lima before 1795.

During the years between 1788 and 1795, a number of Revolutionary War veterans emigrated to Lima who were part of a network of New England kin. During the Revolution, Lee had served in Warren's Regiment in the Vermont Militia with John Moses, Jr., possibly the uncle of Zebulon Moses, Jr., a private in Ira Allen's Regiment in the Vermont Militia who emigrated to Lima with his wife and son in 1791; four years earlier, Zebulon Moses, Jr. had married Lee's daughter, Hannah, in Rutland. 7 (See Zebulon Moses Farm Complex and Ogilvie Moses Farmhouse.) Other known Revolutionary War soldiers to settle here in 1795 were Asahel Warner and his father William, who came from New Canaan, New York (see Asahel Warner House and Matthew Warner House), Captain John Morgan, who came from Massachusetts (see Morgan Cobblestone Farmhouse), and Colonel Manasseh Leech, who came from Connecticut (see Leech-Parker Farmhouse and Leech-Lloyd Farmhouse). 8

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Another settler, Captain Paul Davison, who had served as a fifer in the Continental Army, must have been well aware of Shay's Rebellion, taking place no more than twenty miles distant from his home in Ashford, a town in northeastern Connecticut. It is likely that he experienced the same strains that moved Massachusetts farmers to revolt. Davison and Jonathan Gould, his brother-in-law, are credited with being the first two settlers of what is now the town of Lima, arriving in 1788 when Oliver Phelps was still negotiating purchase of the land from the Indians.

Davison and Gould are recorded to have come to Lima over the path of Sullivan's campaign, which followed for much of its length the Susquehanna and Chemung Rivers to an existing Seneca Trail proceeding north along the eastern shore of Seneca Lake. From there, the soldiers moved west along another trail (retraced later by the path of the State Road, or the Genesee and Ontario Turnpike, now Route 20) to the present site of Canandaigua, then south and west along the present path of Route 20A to the Genesee River and north again. 9 Parties of soldiers were dispatched to scout lands and Indian settlements away from the main route of the expedition. The route of this campaign became a natural path of migration from Pennsylvania, Maryland, Delaware, and, at least along some of its length, from southwestern New England. What is known of early settlers of Lima confirms the findings of demographic and social historians regarding the general settlement patterns in western New York: the great bulk of them were from the hilly regions of western and central Massachusetts, northern Connecticut, and western Vermont. 10

Davison and Gould erected a log cabin one mile south of the Indian trail in the western section of the present-day town of Lima, near its boundary with the town of Avon. Returning to Connecticut for the winter, Davison, his wife Sally (Gould), their two sons, and Asahel Burchard came back in 1789 to the same land, now owned by Oliver Phelps and Nathaniel Gorham. 11 Davison began the farming tradition that characterizes Lima to this day. He raised oats, turnips, and corn, first on previously cleared Indian lands at Canawaugus (now the area on the west bank of the Genesee River at Avon) and later on his own property in Lima; he took his corn by canoe on the Genesee River to the Ebenezer Allen mill at the Upper Falls in the present-day City of Rochester. 12

On January 27, 1789, Ontario County was formed from what was then known as Montgomery County (no association with the present-day Montgomery County in the eastern Mohawk Valley). A month later, Phelps and Gorham sold the sixth range, township ten

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(composed of approximately 12,820 acres encompassing the western half of the town of Lima and the present-day village) to Abner Mighells (later known as Miles) of Brimfield, Hampshire County, Massachusetts. 13 The 1790 federal census of 1790 reveals four towns were established in the county, Genesee, Erwin, Jerusalem and Canandaigua. Miles, John Miner, Asahel Burchard and "\_\_\_\_ Davison" (certainly Paul) were also listed as residents of the town of Genesee which included township ten in the sixth range. 14

Davison and two men not recorded in the census, Jonathan Gould and Elijah Gifford, each had purchased 160 acres from Miles in that year. In 1792 John Miner purchased 340 acres from Miles, including lot #43 which encompassed the southeastern quadrant of the present village. Asahel Burchard did not purchase 160 acres until 1793. By 1795, Miles had left Lima for Upper Canada, and Reuben Thayer had acquired much of Miles's land through direct purchase from Miles or through purchase from Abner Morgan, including half of Miles's unsurveyed lands on the east, most probably including most of the rest of the village of Lima. 15

In the part of the fifth range that was later to become Lima, Robert Taft and Reuben Thayer of Uxbridge (Worcester County, MA.) and Elijah Warren of Upton (Worcester County, MA.) had purchased land by 1790, but neither is recorded in the census of that year. In 1791 Ebenezer Curtis of Granville (Middlesex County, MA.) acquired from Phelps and Gorham the land that is now known as North Bloomfield. Later in the year Curtis sold some of his acreage to Jesper Sears and Samuel Sterling, although he retained rights to a sawmill on the Honeoye River. 16

In the November 1796 term, the Ontario Court of General Sessions of the Peace set off Mighells Gore (township ten, range six) from the town of Genesee in a separate district called Charleston (later renamed Lima) and thus the western half of the present-day town of Lima was formed. 17 Why the name Charleston was selected is not known, but the fact that Nathaniel Gorham was from Charlestown, MA. may have influenced the choice of name. It was not until after the state constitutional convention in 1801, when town boundaries were reconstituted, that the portion of range five, township ten (bounded on the west by a line running north and south through the town where Spring Creek intersects present-day Routes 5 & 20 and on the east by Honeoye Creek) became included in the town of Lima. 18

Although the predominant portion of settlers came from New England, another, far smaller, group of settlers traveled north

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from Delaware and Pennsylvania through the Susquehanna Valley into the Genesee country: in 1703, Abner Miles sold land to Levi Van Fossen of Pennsylvania and David Davis of Northumberland County, Pennsylvania. 19 Before 1800, Jonah Davis had come from Delaware to settle on a farm three miles south of the village, the known site of early Methodist camp meetings. Federal censuses do not reveal specific ethnic and geographic origins of Americans before 1850, but the 1845 New York census -- at least a generation removed from the period of initial settlement -- indicates that fifteen percent of Lima's 2158 residents were born in a New England state, a greater proportion than lived in Livingston County as a whole (ten percent of 33,193 residents) but a lesser share than that held by the New England-born population in the next county to the west, Genesee (seventeen percent). 20

Only a handful of settlers - possibly no more than twenty - had come to Lima over the old east-west Indian trail before 1794, when the state appointed three commissioners to survey, acquire land and improve a road from present-day Utica through Canandaigua and Lima to the Genesee River. Known as the Ontario and Genesee Turnpike and later as the State or Great Genesee Road, the road was completed in 1809 and connected the Hudson and Niagara Rivers. 21 One early map of New York State, probably published in 1790, shows a road from Hartford (now Avon) to Canandaigua, but does not indicate the presence of Lima (then Charleston). A map of this section of the state, published in Albany by John Aldam and John Wallis in 1793-4, shows the road with taverns named on the sites of Avon and probably Mendon. Lima apparently was not indicated as a site on any New York State map until Simeon DeWitt's of 1804, and it is not shown at the crossroads of a north-south and east-west road until John H. Eddy's map of New York, published in 1818. 22 Morgan's 1851 map of Seneca territory and its principal trails shows two roads in this region that pass north to the mouth of the Genesee River at Lake Ontario from the trail that became the state road -- one from Canandaigua and the other along the Genesee River, west of Avon.

The location of early inns in the area that is now the town of Lima suggests that several north-south roads other than what is now 15A (present-day Lake Avenue-Rochester Street; currently the primary north-south route through Lima and the focal point of Four Corners, Lima's historic central business district) were perhaps the primary thoroughfares during the first several decades of the nineteenth century. York Street, in the northeast quadrant of the town, was one of these early north-south

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thoroughfares. The inventory of the Leech-Lloyd Farmhouse at 1589 York Street, built in about 1800 by Manasseh Leech (who, with his brothers Clement, Ebenezer, and Paine and another relation, Richard Leech, who had emigrated from Old Lyme, Connecticut, in 1797), indicates that it may have been an inn used by settlers traveling to Zebulon Norton's grist mill, first constructed in 1791. Norton's Mills was located in the area that was then known as West Mendon (now Honeoye Falls) at the northern terminus of York Road at the falls on Honeoye Creek. 23 There was also a large tavern with a ballroom at Commins Corners, a small cross-roads hamlet at the intersection of York Street and Corby Roads. 24 (This is thought to be the house that is still there. However, in its present condition and based on currently available information, it does not appear to meet the National Register criteria.)

As settlers poured into these newly opened and fertile lands, Charleston grew dramatically from the few families enumerated in the 1790 census to 1010 inhabitants by the time the 1800 census was taken. During these ten years, Reuben Thayer had opened the first inn at the eastern edge of the present village; a year later, Tryon and Adams opened the first store. In 1794, Zebulon Williams had built a grist mill down a lane along Spring Creek north of the State Road, to the west of Thayer's inn at the eastern edge of the present village. The mill continued in operation under Hiram Hanchett until 1858. Sawmills were built in North Bloomfield (at the northeastern corner of the town near Norton's Mills/Honeoye Falls) and south of the village in 1795 and 1796. 25 See below for further discussion of nineteenth-century industrial activity in Lima.

**Establishment of the village of Lima;  
Commercial development and light manufacturing  
during the early to mid-nineteenth century**

In 1804, a brick building was erected for use as a school house, meeting house, and Congregationalist church on land leased from Matthew Warner for the sum of one peppercorn per year. The building stood on the north side of the State Road at the site of the present Town Hall in the center of the village (just east of Four Corners; see Lima Village Historic District).

At the annual town meeting held at the brick schoolhouse on April 5, 1808, a committee consisting of James Guernsey, Jedediah Commins, Richard and Manasseh Leech, Matthew Warner, Phineas Burchard, and Martin Lewis was elected "to fix a name for the town." By act of the State Legislature, the town's name was

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changed later that year from Charleston to Lima, purportedly to avoid confusion with another town in the state of the same name. It has been theorized that the name Lima was chosen because of the previous association of some of its early settlers with Old Lyme, Connecticut; although the Leeches emigrated from Connecticut, this thesis cannot be proven unequivocally. 26 It is also possible that the name was inspired by newfound knowledge about and fascination with South America; other town names in the Northeastern United States are documented to have arisen from this influence.

Perhaps the earliest description of Lima itself appears in Horatio Gates Spafford's 1813 Gazetteer of the State of New York:

Lima -- The soil is good almost without exception and its inhabitants possess much of wealth. The great road from Albany to Buffalo leads centrally across Lima east to west and perhaps no part of the whole distance presents to the eye of the traveler so many pleasing and interesting objects and such delightful scenery as this road through Lima. The village has a great amount of business and is rapidly increasing in wealth and population. The farmers of this town (in common with those of the opulent farming towns adjoining) are making rapid advances in household manufacture and in agriculture, with every department of domestic economy. 27

In 1816, the knoll on the northeast corner of Rochester Street and the State Road was selected as the site for a Federal style meeting house for the Charleston Congregational Society. The development of the commercial core of the village at its present site (later known as Four Corners) rather than to the east surrounding Reuben Thayer's tavern was probably influenced by the decision to locate the school and church here rather than to the east, despite the activity engendered by Thayer's inn. Although it is not known precisely when the road that is now Route 15A was laid out, in 1850 the Rochester and Hemlock Lake Plank Road Company began construction of a toll, plank road from Rochester to Hemlock (in the town of Livonia to the south of Lima). 28 The route was presumably well-established long before the decision was made to improve the road in 1850. A toll booth that stood across from Brendan Hall (St. Rose Roman Catholic Church Complex; National Register: 8-25-88) on 15A has now been moved to Genesee Country Museum in Mumford. (This primary thoroughfare is called Lake Avenue within the corporate boundaries of the village. Beyond [south of] the village line, the thoroughfare is called Plank Road.)

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By the time Spafford published his 1813 gazetteer of the state, the village of Lima seems to have achieved substantial commercial success. Although state industrial censuses that would document the claim were not undertaken until 1850, evidence from several sources indicates that the dry goods store of James K. Guernsey was the largest such enterprise in the township. Guernsey's store stood at the corner of the State Road and Link Street (now Rochester Street) from at least as early as 1806 until 1817 or 1818. Turner's account of the region noted in 1851 that Guernsey's store in fact "commanded the trade of a wide region"; he also cited the reminiscences of Elihu Church of Churchville, who recalled that around 1808 "we could get some store trade at Guernsey's store in Lima, in an early day, for wheat." 29 An advertisement dated October 1806 in a January 1807 issue of the Canandaigua Western Repository proclaimed that Norton and Guernsey of Charleston had just received "a large and complete assortment of goods suitable for the present and approaching season."

In 1817/18 Guernsey entered into partnership with Erastus Clark, a merchant and farmer who was later one of a joint company of local entrepreneurs who bid for and succeeded in securing the presence of Genesee Wesleyan Seminary in Lima in 1831 (see below). Guernsey and Clark's prosperous mercantile activity is recorded in several sources, including a letter in a private collection in Geneva, New York. On May 22, 1816, Guernsey and Clark wrote to Augustus Porter, Phelps' and Gorham's chief surveyor and then postmaster at Fort Schlosser (Niagara Falls), that his order (its nature unspecified) would shortly be delivered at Lewiston. Oliver Culver's account of trade in the early 1800s, published in the sesquicentennial history of the town of Brighton, stated that "a large quantity of ashes, pot & pearl & other products from Bloomfield, Lima & other sections of the country that was being cleared up" passed through the "Indian landing" in that town en route to Canada. At about the same time (1815), Guernsey had employed the son of Erastus Clark, Gustavus, to scour the region in search of black salts and potash, which he would buy with cash and goods, take to the mouth of the Genesee, and ship to Montreal, where he recalled having sold it for as much as \$305 a ton. Clearly, Guernsey's trade extended beyond what Lima itself could supply and purchase. 30

Guernsey and Clark remained in business in Lima until 1823, when Guernsey removed to Pittsford; Clark continued in the mercantile business in Lima with his brother-in-law, William Dean, until his retirement in 1830. (In 1831, Clark was among a group of nine who composed the original board of trustees at Genesee Wesleyan Seminary and who secured for \$50 a 35.21-acre parcel of land valued at \$1,200 on which the Seminary would be constructed; see below. In 1838-1840, Clark built Hillcrest

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(National Register: 5/6/80); see below - Historic Resources, section 4.)

Other mercantile concerns in Lima during the early nineteenth century included the general store of George W. Atwell and Edmund Root. Atwell and Root began business in 1817 and continued under various owners until 1868. A blacksmith shop existed on the site of the present American Hotel until about 1816, when the first of three hotels on this site was built. 31 (See Lima village Historic District.) The New York State Gazetteer of 1824 noted that the village enjoyed "considerable business" and included 389 farmers (nearly twenty percent of the total population), 101 "mechanics," and nine traders. 32

Evidence of the type and location of other businesses is scant for the first half of the nineteenth century. What documentation exists can best be gleaned from advertisements appearing in the Geneseo newspapers. By 1825, Levi Hovey was selling carding machines in a building next to the meeting house, and in 1833 Col. Charles Lane's tinware shop and house were located on the north side of West Main Street. 33 A glimpse of the setting of some of these early stores is found in an advertisement of the sale of "House, Store and Lot" placed in the Livingston Republican of January 2, 1839, by general merchant Henry Grout:

For Sale- in the centre of the village of Lima, Livingston County. The buildings are good and there is about three acres of choice land, Garden, Fruit trees, and good water -- a good situation for most kinds of business. The premises will be sold cheap. ---enquire at the store of H. Grout & Co., Lima village. 34

A newspaper account of a fire on April 9, 1844, provides a description of the appearance of the east side of the Link Street (Rochester Street) and the types of merchants located in the business district at this time:

The block of wooden buildings occupied as shoe shops, groceries, dwellings and by Doctor Dayton as a drug store, situated on Link Street in the village of Lima were consumed by fire on the night of the 28th March. 35

Continued prosperity : mid-nineteenth century  
commercial activity and light manufacturing

Examination of the 1852 and 1858 village maps reveals that most of the village's commercial core occupied the same position as it does today, along the State Road from Genesee Street on the

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west to George Shader's blacksmith shop on the east (the present-day southwest corner of Buell Avenue) and north on both sides of Rochester Street to W. Arnold's shoe shop (now the vacant lot north of 1879 Rochester Street). The present density of stores along East Main Street and the east side of Rochester Street was apparent even then. West Main Street had a more open plan with a mix of houses and shops set on larger lots. In addition, the cabinet shop of George Phelps and the chair shop of Samuel Burpee stood to the east on Main Street, beyond the commercial core, in 1852; to the west was located the cabinet shop of Cyrus Watkins. According to the 1850 census, Burpee, who came to Lima in 1817 and built the house that still stands at 7357 East Main Street, that year employed six men and manufactured 2,750 chairs valued at \$2,800. Phelps' cabinet shop was located along East Main Street where the driveway of 7353 (the Gilbert House; recently destroyed by fire) is now located. His home was located behind the shop, on the site of the Gilbert House, but it was moved to 7385 East Main Street in 1887 when Horace Gilbert bought the property and began to construct his large Queen Anne style house on it.

In 1850, the year of the first state census to record industrial and commercial activity, cabinetmaking was the most prominent enterprise in Lima. Along with Burpee, Phelps was manufacturing an unspecified quantity of "cabinet ware" valued at \$1,600; on the west side of Main Street, possibly on the site occupied two years later by Watkins, Alanson Brown is recorded to have produced \$2,000 worth of cabinetware. All three manufactories were run by horsepower.

Two stovemakers, two coopers, one shoemaker, one tanner, one harness maker, and one wagon maker also conducted business in Lima in 1850. Samuel T. Vary, also listed as a farmer in the 1850 census along with his brothers William and Calvin (whose farms embraced more than 180 acres each), is recorded to have produced 200 stoves valued at \$4,000, as well as castings and other foundry products worth another \$350. Lima also was the site of two flour mills, two saw mills, and one potash factory in 1850. Austin Brown's steam-powered mill was the most lucrative business in the township; it produced 1,700 barrels of flour, 720 barrels of barley meal, and 520 barrels of corn meal, valued together at \$11,830. He also used 1,000 pounds of logs to make an unspecified product, perhaps lumber for barrels or structures. Behind 2163 Plank Road, along Spring Creek, D. and N.C. Day produced 150,000 board feet of lumber valued at \$1,200 at a saw mill built by Reuben Thayer in 1796. Ira Godfrey's potash factory, located on Dalton Road, produced 22 tons of potash

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valued at \$2,800. At \$187 a ton, potash still appears to have been a worthwhile commodity in the region in 1850, despite Clayton Mau's assertion that potash manufacturing "by 1850. . . had ceased to be an activity of any considerable importance in the state's economy." 36

A Livingston Republican account of a fire in April 1858 provides a view of the village at that time. On April 29, the newspaper reported the "most destructive conflagration that has ever occurred (in Lima) and one which will greatly disfigure the appearance of the place." 37 Beginning in the tailor shop of J. Delbridge, the fire destroyed the American Hotel and two other brick stores to the east but did not damage two additional brick shops in the business block. Destroyed were Delbridge's tailor shop, a shoe shop, a barber shop, a harness shop, a hardware shop, meat market, offices of the two Justices of the Peace, and a drug store. The American Hotel had been an imposing three-story, brick Greek Revival structure with two-story pillared verandas. The two stores had been of Federal style, complete with parapeted end chimneys. (One Federal period store remains to this day at 7310 East Main Street, but it suffered significant fire damage in 1877 and has had extensive twentieth-century remodeling.) The hotel was rebuilt by John Mosher in 1861, and the two stores (those that remain today at #7306 and 7308) were also reconstructed at about the same time. 32 (See Lima Village Historic District; National Register: 11/20/87.)

By 1860, few of those in business just a decade earlier remained in business in Lima. Although Phelps continued in the cabinet trade and H. and F.E. Smith operated a water-powered flour mill, the overall nature of commercial activity had shifted as well, away from cabinetmaking and milling toward goods that we would today term "consumables." In the 1860 census, A. Boehme, who had been born in France, operated a bakery that produced bread, crackers, and other goods and that was, next to Smith's mill, the enterprise whose output was most valuable. Tinware, stovepipe, men's clothing, and boots and shoes supplied domestic needs, as did the distillery of Chamberlain and Markham, which converted more than 44,000 bushels of grain into wines and port. The "Markham" in the firm was probably Augustus Markham, who at the time owned the largest farm in Lima (450 acres) and supported 500 sheep, the town's largest herd. Markham lived in the Markham Cobblestone Farmhouse (ca. 1830s; see below). "Chamberlain" was possibly Charles Chamberlain, a near neighbor to Markham on what is now Heath-Markham Road and the owner in 1850 of a 200-acre farm and 450 sheep, or Timothy Chamberlain, who operated a potash factory in 1865, according to census schedules from each of those

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years. The town also supported the manufacture of hay rakes and harnesses, a marble works, and the manufacture of "vegetable ointment." Lauren B. Godfrey, also a farmer, is recorded to have produced 20 bushels of lime in 1860. The kiln, located on the west side of Dalton Road near present-day #1148, operated until the 1920s and is said to have supplied much of the plaster used in Lima residences. (Godfrey's home, the Italianate style Godfrey House and Barn Complex at 1325 Rochester Street, is included in the present nomination.)

A third fire on December 21, 1865, in the same place as the 1844 fire, also played an important role in determining the character of Lima's business district, for it totally destroyed two business buildings -- the Godfrey building on the northeast corner of East Main and Rochester Streets (containing the hall occupied by the Masons since 1853) and the building owned by Dr. Samuel Ellis, a local physician and resident of 1850 Rochester Street (now the Tennie Burton Museum). 38 Businesses lost with these buildings were two groceries, a druggist, a photograph gallery, a book store, two shoe stores, the post office, and a meat market. A clothing store and another grocery were damaged but not destroyed; the wooden shoe store occupied by William Arnold was demolished to save Arnold's adjacent Greek Revival residence at 1875 Rochester Street. Full of optimism, the Livingston Republican predicted, "The property is owned by monied men...and we trust that beautiful and more substantial buildings may take the place of those now burned which will be an ornament to our beautiful village and a credit to our mechanics and capitalists." 39

In 1868-9, Daniel Stanley, a self-described gentleman who had moved in 1858 from a large Livonia farm to the Greek Revival style Stanley House at 7364 East Main Street, purchased the commercial buildings on the north side of East Main Street where the Stanley Exchange building is now located (7305-7311 East Main). It is unclear to what degree he remodeled the existing buildings (a section of the rear has Federal-inspired stepped gables), but their cast-iron facades are contemporary with the time of his purchase. (See Lima Village Historic District.)

By 1870, the town had two tailors, a milliner, three blacksmiths, two makers of boots and shoes, Boehme's bakery, a harness and trunk maker, two carriage manufactories, a marble works, an undertaker, and a dentist. The industrial census for that year also records the name of a builder, B. Long, whose production is listed as "2 blocks, 2 houses, 1 barn," and "other." Long employed nine hands, and, at an estimated worth of

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\$11,650, his business was then the most valuable in the town. (Long was the contractor for the Lima Presbyterian Church in 1873, and financial records indicate that he probably was also the contractor for Lima's St. Rose Roman Catholic Church. The Presbyterian church is a component of the Lima Village Historic District, and the Catholic church is individually listed as the focal point of the St. Rose Roman Catholic Church Complex.)

Commercial Activity during the last quarter  
of the Nineteenth Century

The 1875 census reveals no significant change in the nature of business activity along East Main Street. Slightly later changes to the business district, however, occurred in 1879 when a new front was added to the brick store at 7315 East Main Street to adapt it for use by Lima's Centennial Fire Company. The store at 7312 East Main was replaced by John Harvey's meat market, complete with a large, internal room for smoking meat, still in use to this day. (Both buildings are included in the Lima Village Historic District.)

Between 1858 and 1886, the character and density of the south side of West Main Street grew to resemble more closely the dense commercial character of East Main Street. The Gordon Block was constructed before 1872 at the southwest corner of Main and Rochester Streets; in 1886, the building at 7292-7294 West Main Street was erected as a hardware store and that at 7296 to house James Lockington's cigar factory. Between 1858 and 1872, a brick commercial block had also been constructed on the north side of West Main Street (on the site of the present Big M parking lot) to take the place of Orrin Gilbert's store, which had stood at that location since very early in Lima's history. The new building housed H. and O. S. Gilbert's general merchandise store. (The West Main Street commercial block no longer retains historic integrity due to extensive alterations during the twentieth century. In their present conditions, the buildings do not meet the National Register criteria and, thus, were excluded from the Lima Village Historic District.)

An examination of bills and receipts from Lima businesses of the last quarter of the nineteenth century shows continued prosperity but reveals little change in the types of businesses that had been located in the village since mid-century. 40

NINETEENTH- AND EARLY TWENTIETH-CENTURY  
INDUSTRIAL ACTIVITY

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Lima is bordered on the east by Honeoye Creek which, with its rock bed and areas of cascades, provided the necessary water power and thus the location for most of what can be classified as nineteenth- and early twentieth-century Lima industries. Most factories were concentrated in two areas around which small hamlets developed: North Bloomfield and Factory Hollow.

Situated at the intersection of Monroe, Ontario, and Livingston Counties and therefore encompassing parts of the towns of Mendon, West Bloomfield, and Lima, respectively, is the hamlet of North Bloomfield, settled in 1790. It is known that a saw mill was built along the east side of the creek in the town of Lima as early as 1795 by Samuel Miller, who then sold the operation to Daniel Gates and brothers in 1799. Stephen Martin, grandfather of Amasa Martin, owner of the Martin Farm Complex, came to North Bloomfield in the 1790s and built a foundry, which in 1850 was still producing farm tools. 41

Recollections of Anne Chambers, a long-time resident, characterize the nature of the hamlet. "In this part of town, small business places sprung up like mushrooms. There seemed no end to the different things that were made both on the east and west side of the creek." A tannery, shoe maker, a felter (about 1837), and later a pottery operated by Wilcox were located on the western, or Lima, side of the creek. In 1826, W. Sanford built a saw mill to prepare curled maple for New York furniture markets. In 1833, this property was auctioned and listed in the Livingston Register as "the saw mill with the turning mill and appendages built by Eldrick Smith and William Sanford formerly occupied by Warren Commins and now in possession of Erasmus T. Commins." (Eldrick Smith is believed to be a founder of Smith Town, as North Bloomfield was then called.)

Chambers also recalls cooper shops and cider mills, a wagon shop, a woolen mill, grist mills, a fulling mill, a broom factory, and a shop for making fancy boxes. "Within one half mile," she recalled, "there were six dams and eight water powers." 42 The North Bloomfield School (National Register: 5/28/81), built in 1827 at 7840 Martin Road, served the hamlet first as a meeting house for the First Universalist Society of Lima and, after 1842, as a school and community center as well as a church meeting place. Land for the meeting house was given to the Universalist Society by Alexander Martin, father of Amasa Martin of the Martin Farm. (Based on currently available information, the school appears to be the only intact historic resource in the Lima section of North Bloomfield - much of the hamlet proper is located in the town of West Bloomfield.)

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North Bloomfield is also associated with Fourierism, one of many loosely organized idealist organizations popular in nineteenth-century America. Fourierism arose from the social philosophy of Frenchman Charles Fourier (1772-1837), whose goal was to establish systematically arranged agricultural societies where work was divided according to the natural inclinations of members. Brook Farm, the famous Massachusetts commune, was for a time Fourierist; Horace Greeley was one of the main advocates of the system, which took sudden and strong hold of American idealists in the antebellum period. Organized in Lima in 1844 as an experiment in communal living and named the Union Association of Lima, a group of Fourierists is known to have erected a complex of buildings on the west side of Ideson Road and was listed at that location on the 1852 map of the town. When the group disbanded, some of the buildings were moved to other locations in the hamlet. One known structure was recently demolished by fire, but the precise locations of others is not presently known. 43 In 1844, Charles L. and Ann Parker had sold their farm at 1301 Bragg Street (the Martin Farm Complex in the present nomination) to the Union Association of Lima, but the Association sold the property a year later to Alexander Martin.

Fires, loss of water power due to the purchase of Hemlock Lake water rights by the city of Rochester for its water supply in 1893, and the development of other sources of power caused most of the evidences of this flourishing settlement to disappear eventually. One former mill still remains at 1091 Ideson Road; it is now used as a residence. In its present condition and based on currently available information, the former mill does not appear to meet the National Register criteria.

The second industrial hamlet, Factory Hollow, was located farther to the south in a deep valley where Routes 5 and 20 cross Honeoye Creek. As with North Bloomfield, local governing jurisdiction of the hamlet was divided: buildings on the west side of the creek were located in Lima, while those on the east side of the creek were in West Bloomfield, Ontario County. Accounts record Lima industrial properties to have included a flour mill, built 1800 by Sylvanus Thayer, a nine-story flour mill operated by Edwin Trimmer, a woolen mill operated by Lanphere and Gilbert, and a distillery. Like North Bloomfield, Factory Hollow fell into decay after the city of Rochester began using water from Hemlock and Canadice Lakes in 1893 and after more accessible, city-located factories and gasoline- and diesel-powered engines were developed. 44 There are no visible material remains associated with industrial activity at Factory Hollow.

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Industrial activity within the corporate limits of the village of Lima has always been light and relatively small-scale in nature. With the exception of the aforementioned grist mill (built by Zebulon Williams in 1794 along the east bank of Spring Creek on the eastern edge of the village; later operated by Hiram and Erastus Hanchett until 1858) and an adjacent brick factory, the village has had few industries. The aforementioned Samuel Burpee made chairs and case furniture possibly from his arrival in 1817 until he left Lima in 1857. 45 The manufacture of monuments and headstones was begun about 1856 and carried on by others through the years at an establishment on Rochester Street near the Presbyterian Church. 46 In 1858, George Shader was also involved in carriage manufacture adjacent to his blacksmith shop on the site of the present Kirkwood gas station (7328 East Main; just east of the Lima Village Historic District); the 1872 map indicates the business was carried on by the Dartt Brothers.

A long warehouse on Livingston Street was the location of the Gillette Bottling Works, begun by Schuyler Gillette about 1890. About 1893 Gillette invented a machine that could wash a case of 24 bottles at a time. The machine was built by the Bailey Engine Company in the same building as the soft drink factory and sold throughout the world. By 1916 Gillette had bought out his original two partners and had spent \$2000 perfecting his syrup for Gillette Ginger Ale. Gillette, who lived in the cobblestone Barnard Cobblestone House at 7192 West Main Street, delivered his soft drinks to surrounding towns, Rochester drug stores, and leading New York City hotels and restaurants. When he died in 1916, his secret formula died with him, and the business closed. 47 (The warehouse is still extant; however, it does not appear to meet the National Register criteria.)

Located just east of the village line, the Locke Insulator Company was begun in 1904, sold and rebuilt after two fires, and finally opened in 1920 as a stock-owned company with financial interest provided by Lima men and M.L. Joslyn of Chicago. Renamed the Porcelain Insulator Company, the factory has provided employment for town and village citizens for more than eighty-four years and remains Lima's primary local industry. 48

**THE ROLE OF AGRICULTURAL ACTIVITY  
IN THE DEVELOPMENT OF LIMA**

Lima's chief enterprise, however, has always been agriculture, and businesses that have grown up in direct support of it. In his 1813 gazetteer, Spafford observed of the "elegant

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settlements of Bloomfield, Lima, and Avon" that "but few portions of this state....display more of agricultural opulence than the country between Canandaigua and the Genesee River--a tract of country abounding...with superior richness and fertility of soil, and most elegant prospective views." 49 One travelers' guide published in Saratoga Springs in 1834 remarked that Lima "is a continuation of the same rich fertile soil" as in Bloomfield, "divided into highly improved and productive farms." 50 By the time of publication of the 1842 Gazetteer, a decade after Genesee Wesleyan Seminary had come to Lima, the village was described as "a long, scattered settlement" with 443 persons involved in agriculture (about twenty percent of the total population), 148 in manufacturing and trade, and 21 in "learned professions" and engineering occupations. 40

#### Livestock

Based on research done to date on individual properties and their owners, Lima was occupied more centrally in the buying and selling of livestock and raw wool products than it was in industry that converted wool for other uses. Franklin Peck, builder of the J. Franklin Peck House, Richard Peck of the Thomas Peck Farmhouse, Roscoe Ford of the Wright-Ford House (not yet evaluated), and Horace Gilbert and Edward Doran, successive owners of the Gilbert House (recently destroyed by fire), are all known to have been farmers engaged either in buying and selling sheep and cattle or wool even into the twentieth century. Many Lima farmers maintained large herds of sheep at least through 1875. The agricultural census for that year found Theodore Backus, owner of the Ganoung Cobblestone Farmhouse on Poplar Hill Road, with a flock of 300 sheep producing 1900 pounds of wool.

The amount of sheep raising and wool trade in Lima and Livingston County as a whole continued to distinguish the area throughout the second quarter of the twentieth century. The 1918 state agricultural census found Livingston County first in the state in number of sheep raised; the 1920 census shows the county second only to Genesee County on this score. 42

As the raising and trading of sheep and raw products increased, the production of finished cloth products decreased. Spafford's 1810 Gazetteer recorded that families in Lima produced a remarkable 23,922 yards of cloth. The 1845 state census shows a decline in the household production of cloth since the early nineteenth century : Lima residents manufactured only 248.25 yards of fulled cloth, only 1,761 yards of flannels and other unfulled woolens, and only 707 yards of linen, cotton, "or other

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thin cloth." These figures are by far the lowest rates of cloth production of any town in Livingston County, even proportionate to population; at the same time that 14,197 sheep were being raised in Lima, 10,361 fleeces were being gathered, and 334,706 pounds of raw wool were produced. The 1850 census documents the existence of numerous large herds of sheep within the township: Richard Peck (Thomas Peck Farmhouse), whose 270-acre farm was the largest in Lima at the time, maintained a herd of 365 sheep; Charles Chamberlain kept 450 sheep and produced 1,460 pounds of wool, and twelve other farmers in the township kept herds in excess of 100 head. By the 1855 census, no fulled cloth, linen, or cotton and mixed cloth was reported to have been manufactured at home in Lima. Only nine of 210 farmers, or four percent, were producing an average of about 32 yards of rag carpeting each at home. The largest producer of all was William Parker of the Leech-Parker Farmhouse, who reported the manufacture of 100 yards. Two farmers reported producing flannel that year; one made twenty-five yards, and Amasa Martin made ten yards at the Martin Farm Complex. In 1860, Livingston County ranked fourth in the state in its number of sheep, but only one woolen cloth and yarn factory and one "carding and cloth dress making establishment" then existed within its bounds. 53 In that year, Augustus Markham kept 500 sheep that produced 1,950 pounds of wool on his 450-acre farm (Markham Cobblestone Farmhouse); William Vary, whose 175-acre farm was south of the village on Livonia Center Road, had 175 sheep. The 1865 census indicates fourteen of 300 farmers (4%) were engaged in stocking yarn production at home, including Shepard P. Morgan of the John Morgan House (not yet evaluated), while fifteen (5%) were each manufacturing an average of 40 yards of rag carpeting. Conrad Deal was the only person making flannel (60 yards).

### Crops

Throughout the nineteenth and early twentieth centuries, Lima and Livingston County were also recognized for their production of certain crops. In 1845, the town produced 975 acres of barley, more than any other town in the county; it also harvested more than 3,200 acres of wheat, 27,000 pounds of oats, 20,000 pounds of corn, and 14,000 potatoes. In 1860, Livingston County produced more winter wheat than any other county in the state; French's Gazetteer called wheat "the staple production" of the county "until the commencement of the ravages of the midge," or wheat weevil, which turned farmers toward the production of spring grains. A comparison of the 1850, 1855, and 1860 censuses does document a substantial decline in wheat yields. In 1850, William Vary produced more than 1,500 bushels of wheat on his

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183-acre farm; in 1855, Jason Hewitt produced 2,700 bushels. By 1860, the largest farmers were recorded not to have grown wheat at all; among those who did, the largest yield was only 540 bushels. While all but sixteen percent of all Lima farmers grew wheat in 1850, nearly half--forty-six per cent--did not grow it in 1860. In 1858, James Wadsworth of Geneseo wrote the secretary of the New York State Agricultural Society that "the midge has reduced the value of all the wheat lands in western New York, at least forty per cent. Lands which sold here readily for \$70 an acre, can now be bought for \$40 an acre." 54 Nonetheless, Livingston County's yield of wheat was second only to that harvested in Monroe County in the 1918 census. By the 1920 agricultural census, Livingston County was first in the state in the production of beans and fifth in its acreage devoted to wheat, barley, and rye. 55

#### Seed Production

Lands surrounding the Martin Farmhouse (leased from the Martins by the Dibbles) were devoted to farm seed production for the Dibble Seed Company of Honeoye Falls during the first half of the twentieth century. The company was begun in 1891 by Edward F. Dibble, owner of Hillcrest. (Hillcrest, an elegant Greek Revival style brick dwelling built by Erastus Clark in 1838, was listed in the National Register on 5/6/80.) In 1908, Dean G. Martin (of the Martin Farm Complex) became associated with Dibble as seed grower, treasurer, and vice president of the company. Two thousand acres of land belonging to Dibble and Harwood Martin (Dean's son, who succeeded his father after his death in 1918) were turned over to the production of corn, clover, timothy, buckwheat, potato, and other seeds. The operation was the "largest strictly mail-order farm-seed business in America," according to the 1919 company catalog. (Edward F. Dibble's father, Charles, and brother, William L., were both successful farmers who retired to the village and lived in substantial homes: Charles moved into the Greek Revival J. Franklin Peck House at 7347 East Main and William later moved next door into the Queen Anne style Harden House at 7345 East Main Street.) The Dibble Seed Company was purchased by the Martin family in 1955 and continued to operate until 1967. 56

Farm-related industrial activity: A 128-year-old link that had been established between Lima agriculture and industry was broken in 1923 with the closing of the last grist mill for flour production. Built in 1900 on Spring Creek by Raymond Coykendall and located east of the village line across from the Porcelain Insulator Company and adjacent to the Lehigh Valley Railroad

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line, the mill operated until the death of owner Fred Lord. (Lord lived in the Harden House at the time. 57) Yet, at the same time, the twentieth century saw the birth of a new agriculturally related industry in Lima. Moses Nursery, located on 15A at the southern boundary of the village, was begun in the late 1920s when founder Alfred Moses was still in high school. By 1942, Moses, a direct descendant of the early settler Zebulon Moses, Jr., and Lewis Moses of the Zebulon Moses Farm Complex, became one of the five largest commercial growers of gladiolus bulbs in the country. Several million bulbs were produced each year and shipped to wholesale and retail markets all over the world. When his warehouse on Livingston Street burned in April 1952 (the same warehouse that had earlier housed the Gillette Pop Factory), Moses lost more than twenty million bulbs and \$100,000 of inventory. At that time he also sold 35-40 thousand cut gladiolus each season and employed many women in the bulb sorting operation. In 1961, due to competition from foreign imports and rising labor costs, Moses discontinued his gladiolus operation and devoted his efforts to the sale of nursery stock and landscaping services. 58

#### Farm Consolidation

The number of farmers in the township declined from an apparent high of 320 in 1870 to 171 in 1917. These statistics, however, do not imply a decrease in farming in Lima but rather a restructuring of patterns of agriculture. In general, the change was from a large number of small or medium sized farms (100-150 acres) to a smaller number of larger farms (often several hundreds of acres in extent). The change was caused by two primary factors. First, economic hardships forced many farmers into bankruptcy, thus allowing the more stable farmers to buy up foreclosed farms at relatively low prices. Second, those that could afford to, adopted the new machinery and technology that resulted from the Industrial Revolution, thus enabling each farmer to make productive use of far greater tracts of land. The flat and gently rolling terrain of western New York was eminently suitable to the new technology of the period. Censuses between 1850 and 1875 consistently show between four and five percent of farms to contain more than 200 acres. By 1917, nearly nine percent contain 200 or more acres, a third of them not owned but worked on shares. Nationally, the average equity of American farmers in land they farmed declined four percent every decade from 62 percent in 1880 through 1935. 59

Efforts to consolidate farm holdings in Lima are apparent as early as 1870; in that year, John Mosher, a banker who also

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operated the American Hotel at the village crossroads, was listed in the census as owning 1,037 acres, a figure that probably reflects numerous foreclosures of smaller parcels. Mosher disappeared from the census thereafter; by 1875, Markham's 375-acre farm appears to have been the largest. It is probable that Mosher lost much of his real wealth in 1873 and 1874, when both Lima banks failed during the nation-wide Panic of 1873. Other large property owners in the village, including bankers Daniel Stanley and Chauncey W. Gibson, are known to have lost fortunes in this financial panic, which affected the entire nation after uncontrolled expansion in industry, agriculture, commerce, and speculative investment in railroad construction. The Stanley House was sold in May 1874 to help pay Stanley's debts, incurred when the Stanley Exchange (at Four Corners; Lima Village Historic District), his bank, failed. Chauncey Gibson sold the Asahel Warner House a month before his Exchange Bank of Lima closed in December 1873.

The most illustrative example of farm consolidation in Lima's history is the case of James H. Crouse. In 1895, in the midst of the after-effects of the nation-wide Panic of 1893, James H. Crouse was acknowledged as owning almost 2,000 acres in New York State, including farms in Lima and Avon. In 1917, his widow Lucia was listed as owning 1,355 acres. James H. Crouse bought the Clark Farm Complex at 7646 East Main Road in 1889 and gave it to his daughter, Mary, and son-in-law, Clarence V. Tenny. In 1892 Crouse bought the Dr. Samuel Ellis House at 1850 Rochester Street (in the Lima Village Historic District) and, in 1901, he purchased the Dr. Justin Smith House at 7131 West Main Street. Lucia Crouse purchased the Dayton House at 7180 West Main Street in 1914 after her husband's death; she lived there until she lost most of her land holdings in April 1929.

However, despite the trend to consolidate farms throughout much of rural Lima during the late nineteenth and early twentieth centuries, a number of quite small farms were thriving in the 1910s in the vicinity of South Lima which, by the turn of the century, was an extensive truck gardening area devoted mostly to the cultivation of onions, celery, and lettuce. The rural agrarian hamlet of South Lima (and environs) began to develop in 1802 because of its location on the stage line between Canandaigua and Batavia, and it began to flourish in 1852 when the Erie Railroad passed through the settlement on its way from Avon to the new resort center of Lakeville on Conesus Lake in the town of Livonia south of Lima. Beginning in the 1870s, more than 700 acres of swampland were drained, and onions were grown in the rich muckland through about 1894. Celery began to be cultivated

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in 1893, lettuce around 1900, and Chinese cabbage in 1917. Potatoes began to be raised extensively by the 1920s; in 1924, the main crops shipped from South Lima were celery, lettuce, potatoes, cabbage, and onions. During the late 1800s and early 1900s, the railroad carried several carloads of produce daily out of South Lima; more carloads of produce were shipped from the hamlet in a year than from any other place between Rochester and Elmira. 60 (The historic resources of South Lima have not yet been comprehensively surveyed and/or evaluated. Preliminary research suggests that several buildings may meet the National Register criteria, particularly several examples of cast concrete block architecture. If and when sufficient information becomes available, these resources will be nominated to the State and National Registers.)

#### The Advent of Rail Transportation in Lima

With the exception of the hamlet of South Lima, the town's evident agricultural prosperity took place without the assistance of a village railroad line for almost the entire nineteenth century. Nearby Honeoye Falls had received rail service in 1853, being a stop on the Canandaigua and Niagara Falls branch of the New York Central Railroad; Lima itself was not connected by rail to other towns until nearly forty years later (in 1892) when the Lima and Honeoye Falls Railroad was organized to draw one freight and one passenger coach between the two towns. In 1893, the Lehigh Valley Railroad completed its Hemlock branch from Hemlock Lake to Rochester Junction through Lima and included sidings on Woodruff Road and at the Atwell Farm at 2180 Plank Road, presumably for shipping of agricultural production. Passenger service on this line was terminated in February 1935; the earlier Lima and Honeoye Falls line had been abandoned in August 1915. 61

The connection of Lima's promise of prosperity with the railroad, described by Livingston County historian Smith, had been clearly perceived by the community's earliest entrepreneurs. The December 22, 1835 issue of the Livingston Register, published weekly in Geneseo, described at length the proceedings of a railroad meeting that had taken place in Lima on December 8. The meeting involved representatives from Geneseo, Pittsford, Livonia, Mendon, and Lima, who collectively sought to petition the state legislature to charter a rail line that would run from the village of Pittsford to Geneseo through West Mendon and Lima. The justification for the petition was presented to Register readers as well:

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The fertile Valley of the Genesee needs only to receive the vigorous and liberal contribution of its wealthy proprietors, to grow into the importance which nature seems to have decreed fit [it] should speedily possess. The convention whose doings we refer to, was of the most substantial and cheering character. More than 200 Delegates were in attendance and from the views there taken of the importance of the contemplated Road, we cannot doubt that the Legislature will grant a charter incorporating a company to proceed with the work. When the Rail Road from Buffalo to Albany shall be completed, as no doubt it will be soon, this project will ripen into enlarged importance -- an extensive country, peopled by more than [a hundred] thousand inhabitants, will find in this Rail Road, a direct route to the Eastern cities -- so that the transportation of passengers alone would be of vast consequence. Pittsford, the point of termination, is already a place of considerable commercial importance. We learn that at two of the ware-houses in that village, there is annually shipped 20,000 barrels of flour, 100 tons merchandise, 200 tons ashes, 1500 barrels of Pork, 1200 kegs of Lard, 8000 bushels of oats, 30,000 bushels of wheat, 800 barrels of salt. In Geneseo, there is purchased annually 800,000 bushels of wheat. 62

The committee of town representatives included from Lima Augustus A. Bennett, a self-taught lawyer who was also a member of the original Board of Trustees of Genesee Wesleyan Seminary, the first institution of higher learning in the Genesee Conference of the Methodist Episcopal Church. (Genesee Wesleyan Seminary [National Register: 7/19/76] was established in Lima in 1832; see below: History of Genesee Wesleyan Seminary and Genesee College.) Bennett was described by Livingston County historian Smith as a man "of magnificent presence, of large legal attainments...among the foremost lawyers of western New York." With wealthy dry goods merchant Erastus Clark, also a member of the first Seminary board, Bennett and Henry Grout, another successful Lima merchant, were on the central committee of people empowered to call future meetings to report on and organize the effort to bring the railroad into Lima.

It seems ironic that the Seminary, at least as its interests were represented by members of its board, would stand in favor of a rail route through Lima village in 1835 yet openly deplore the possibility by the 1850s. The Seminary's 1854 catalog for prospective students states,

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This institution is located in the most healthy and beautiful portion of Western New York, in the midst of one of the most productive and thriving farming regions in the State. It is easy of access, being only eighteen miles from Rochester, with which it is connected by a good plank road, to the Canandaigua and Niagara Falls Railroad. It is also within five miles of the Buffalo and Corning Railroad. We thus enjoy the advantages of railroads, without the disadvantages which, if passing through the place, they would occasion to a school like ours. 63

Keeping the railroad out of Lima appealed to Seminary officials, anxious as they were to provide a safe and morally insulated life for students. Throughout its nineteenth-century history, the Seminary made much of its "parental" discipline and of the suitability of Lima for adolescents, many of whom might have been away from home for the first time. Even after the railroad had arrived, Seminary officials noted in the 1897-98 catalog that "the village is vastly purer and safer than the great town or city for young people away from home" because "the sixty years of Seminary influence have largely moulded the moral and intellectual life of the people." 64 In 1848, Dr. John Dennis described in the Lima Methodist Church record how the village managed to persuade the Genesee Conference to build Genesee College in Lima in 1849, despite an offer of \$100,000 from the City of Rochester to build there:

The sentiment then obtained that no pecuniary advantages could compensate for the superior local advantages offered by Lima; remote from the great thoroughfares, exempt from the temptations, vices, associations, deception and depravity of great cities; a beautiful town embosomed in the midst of an intelligent and quiet rural community, environed with natural scenery unsurpassed in beauty: surrounded by an agricultural region scarcely equalled in resources and productiveness, and presided over by the genius of health. 65

This apparent shift of opinion about the railroad can be explained in part by the fact that neither Bennett nor Clark was associated with the Seminary after 1838. A more tempting explanation of this change in attitude has been suggested, however, by current research on the Seminary and Genesee College by a history of education doctoral candidate at Syracuse University, whose Arendt Library is the repository of most of the Seminary's and College's records. Bennett and Clark, as

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successful merchants or landowners in Lima, fit the paradigm of what Nancy Beadie has termed the "local booster." In some towns, prosperous entrepreneurs developed joint stock companies designed to encourage large-scale non-local investment in such projects as building canals, harbors, and railroads; in Lima, attracting the Seminary to locate in the village may well have been perceived as important to the growth and development of the region rather than a doctrinal interest in the denomination of Methodism. Beadie's research suggests that the interests of Methodists in Lima may have been similarly pragmatic:

Here, then, in the means of educating ministers' children, of promoting the general growth of the Conference [the Genesee Conference of the Methodist Episcopal Church], and of institutionalizing the Methodist ministry as an occupation, lay the locus of interest in the Seminary as more than a local institution -- as a regional corporate enterprise..... Individual subscribers, whether Methodist or not, might have similar interests in securing educational opportunities for their children, or in generally promoting the growth, development and enrichment of the region. Scattered throughout western New York, however, they had no basis for forming a coalition to initiate such an enterprise. This initiative had to be supplied by the concentrated interests and relationships of a local community on the one hand, and a denominational organization on the other. 66

### History of the Genesee Wesleyan Seminary and Genesee College

As noted earlier, Bennett and Ralph P. Smith, who also owned land on which the Seminary would later stand, offered a 35-acre parcel, valued at \$1,200, for \$50 as an incentive for the Methodist Conference to locate the Seminary in the village. Bennett and Erastus Clark were also members of the first board of trustees of the Seminary, along with prominent Methodist ministers in the Genesee Conference -- at least one of whom, Micah Seager, had been living in Lima and preaching in the Methodist Church. Beadie has noted that the largest subscriber to the Seminary's building campaign was Asahel Warner, one of the earliest settlers of the village and a large landowner by that time; Warner also owned the other 75 acres of the 110-acre parcel offered to the Genesee Conference of the Methodist Church in the town's bid for the Seminary. Warner joined with Frederic House,

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another Rochester Street landowner, to construct the Seminary's main building in 1832. Both Smith and Bennett also subscribed \$500 and \$150, respectively, to the building campaign. The possibility that the Seminary was perceived as a potential economic boon to the town rather than as an important center of denominational education is strengthened by the knowledge that Asahel Warner was an early and faithful member of the congregation of Lima's Presbyterian Church.

How the Seminary came to be located in Lima is not clear from existing records, and, as Beadie has observed, it is not possible to compare directly the bids of the five towns that competed to have the proposed Seminary within their bounds. Lima did not offer the largest list of subscribers: its 170 names paled in comparison to the 380 offered by the Town of Perry. Nor did it amass the largest amount of money by subscription: Brockport offered \$16,820 and stone for building the school, while Lima offered \$10,808 and a reduced price for the land on which the school would stand. At the final balloting, however, the Methodist Genesee Conference officials cast 26 votes to have the Seminary located in Lima: Perry was a distant second with 15 votes. 67 The hilltop site and its particular religious symbolism may have been meaningful to the Methodist fathers who proposed the school, just as the particulars of Lima's bid and the wide regional distribution of its subscribers may have been appealing.

Genesee Wesleyan opened in 1832 with 341 students. By the end of the decade, it was one of the three largest of the 150-200 academies in New York State. In 1850, the year that Genesee College was opened, Genesee Wesleyan Seminary was the largest academy in the state, both in terms of enrollment (660 students) and state funding (\$1,161). By the early 1850s, the height of its enrollment and the height of home building in the town, nearly 1,100 students attended both the Seminary and Genesee College. The Seminary's curriculum was organized into five departments -- English, Mathematical and Philosophical, Languages, Principal's, and Female, designed to "give instruction in all the branches both solid and ornamental usually taught in female Seminaries," according to the 1854 catalog. Its first catalog, published in 1832, described the school's mission:

Its original design contemplates instruction in Letters and Science, combined with Agriculture and the Mechanic Arts...[A] commanding site and a fine farm have been secured; a commodious building has been erected; a competent faculty has been procured; a course of

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studies prescribed... It is hardly necessary to add that the principles which are to govern and characterize the school are perfectly liberal, everything of a sectarian cast being entirely excluded from this school. 68

By 1854, only 146 of the school's 830 students listed Lima as their residence; most of the remaining students came from various other parts of New York State. Between 1835 and 1840, roughly one-third of the students boarded in homes throughout the village, dormitory space at the Seminary itself being limited. At least four homes on College Street were boarding houses for the students at one time, several of them apparently built for that purpose. At least as many homes on Rochester Street were used in this way, as well as to board Irish domestics and laborers who worked in the Seminary or on its 67-acre farm. However, despite the fact that they lived in the village, Seminary students were forbidden to visit "taverns, groceries, or other public places, for purposes of entertainment -- nor use spiritous liquors or tobacco, in any form, in the Seminary buildings," the 1854 catalog stated. Students were also not to play games of chance at any time, nor to "go abroad in the fields, or frequent the village, or collect at each others' rooms, without express permission." 69 It is possible that Seminary officials had by this time become convinced that the presence of rail facilities in the village would disrupt student life and lessen the appeal of the institution in the minds of parents.

By 1860, the Seminary had the third highest student population of any of the 181 academies in New York State. It was one of five in Livingston County. Genesee College was one of 28 "literary and medical colleges" in the state, and the first with an affiliation to the Methodist Episcopal Church. 70 The Seminary's curriculum, virtually from the first, included courses in agricultural arts, music, art, and teacher training. As early as 1848, Seminary officials began to lobby for the development of a curriculum in agriculture; in 1849; maintaining that western New York needed such an institution, trustees of Genesee College petitioned the New York State legislature to charter a School of Agriculture in Lima. Although state support was denied, the College voted to establish a chair of agriculture in 1863 after the necessary funds to endow such a position were raised. Then, in 1865, the state established its first College of Agriculture at Cornell University. Angry protest from Lima compelled the state to make provision for a Department of Agriculture at Genesee College, to be capitalized with \$25,000 from Ezra

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Cornell. 71 By 1871, the two institutions had created a course in agricultural chemistry which, the 1871 Seminary circular stated, "will meet the wants of many of the agriculturalists of western New York. The instruction is given at a season when farmers' sons are comparatively free from home duties." 72

### Organized Religion in Lima

Congregationalists/Presbyterians: The religious enthusiasm that inspired the growth of Methodism in New York State (as elsewhere) and the construction of the Seminary also inspired a wave of religious revivals in the Methodist, Baptist, and Presbyterian churches in Lima between, roughly, 1810 and 1850. According to historian Whitney Cross, the specific economic and family situations of most of the "go-outers" to settle western New York towns such as Lima made them especially susceptible to such religious zeal; revivals swept so often and spectacularly through the region that it was known as "the burned-over district." Many New Englanders had been raised as Congregationalists of the "New Light," a dissenting branch of the church that stressed renewal of emotional zeal in religious practice. New Light Congregationalism was particularly prevalent in churches in the Connecticut River valley and in the hill country immediately east and further west of it. The settlers who in 1802 formed the Charleston Congregational Society at the home of Asahel Warner (Asahel Warner Farmhouse, 7136 West Main) were probably New Light Congregationalists. Others had been converted to a spate of new faiths, such as Freewill Baptism, Seventh-Day Baptism, Shakerism, and Methodism.

At an 1802 meeting of Congregationalists, it was agreed to obtain the services of a Congregational minister and to circulate a subscription paper to build a school house. (Presbyterian missionary Rev. Daniel Thatcher organized the first church in Lima in 1795, but, due to the lack of a meeting place and a resident minister, it did not survive.) It was not until 1848 that the Charleston Congregational Society voted to become the Lima Presbyterian Society. The frame, Federal style church built for the Society in 1816 proved too small by 1853, so it was enlarged by cutting the building in half, pushing the front forward, and enclosing the middle. In 1872 the goal of raising money for a new session house was transformed into a drive to build a new church, perhaps influenced by the fact that the local Catholic congregation had completed construction of an imposing brick edifice that very year (St. Rose Roman Catholic Church; National Register: August 25, 1988). In 1874, a new brick church, designed by Rochester architect John R. Thomas, was

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officially dedicated. 73 (See Lima Presbyterian Church, Lima Village Historic District.)

Baptists: In about 1834, Lima Baptists established a branch of the East Mendon Baptist Church, known as the Brick School House Church, in the southeastern part of the town on Clay Street. The church continued to meet until 1842, but after that year only a small group of Baptists continued to hold services; other families attended village churches of other denominations or the Baptist Church at Lakeville. In 1854, feeling that a more central location would be advantageous, six resident Baptists and three representatives of the missionary committee of the Livingston Baptist Association entered into a covenant with nine other individuals to organize the Lima Baptist Church. A Rochester newspaper account lists Rochester's Isaac Loomis as the architect but a church history states Lima's William Harmon was architect and builder. Both men could have been responsible for the building's design. In May 1856, the church's new building at 7350 East Main Street just east of the business district was completed. (In its present condition and based on currently available information, the Lima Baptist Church does not appear to meet the National Register criteria. However, if further research reveals additional information, the church may be nominated at a future date. For further discussion of the building, see below, Part 2.) In two years, the congregation had grown to 60 members and increased to 75 one year later. 74 By 1968, the Lima Baptist's congregation had outgrown its facility on East Main Street and elected to construct a church and school complex on Rochester Street at the northern boundary of the village.

Methodist Episcopalians: Even though the historic roots of the Methodist Episcopal Church in the United States lay in the Middle Atlantic states of Maryland and Delaware -- a resident of Delaware and a licensed exhorter, Jonah Davis, was responsible for conducting the first informal meetings of Methodists in Lima -- Methodists had also made many converts in New England. Schuyler and Micah Seager, preachers who both played key roles in the development of Methodist itinerant "circuits" in Upstate New York and in the particular expression of Methodism in Lima, were two of three Connecticut brothers converted from Congregationalism to Methodism in Simsbury, Connecticut (from which Lima's Moses family had also come) before their emigration to Phelps, New York, in 1812. An 1874 history of the Methodist Church's Genesee Conference that lists ministers and their nativity indicates that, aside from the 118 who were born in New York State, more were born in the four New England states of

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Vermont(14), Connecticut(4), Massachusetts(4), and New Hampshire(6) than in the four Mid-Atlantic states of Pennsylvania(7), Maryland(2), Delaware(1) and New Jersey(1). 75 Beginning in 1827, the Rev. John Barker, pastor at Norton's Mills (Honeoye Falls), held regular services in the Town House; in 1828 a church was erected on the north side of West Main Street (#7201) but was moved to Rochester Street on the lot north of the Presbyterian Church in 1843. In 1857, a large brick structure was built across Rochester Street at #1853. The Rochester Democrat and Chronicle stated in an article published in 1950 relating history of the construction of the church, "A large auditorium was considered necessary to seat the large number of college and seminary Methodist students and faculty. The Methodist conference raised \$3000 towards this church to be built beyond the requirement of the village congregation." When the Seminary closed in 1941, attendance at the church dropped significantly. On November 25, 1950, a severe storm blew the roof off the building, and in 1956 it was sold and demolished. 76

Roman Catholics: Catholicism arrived in Lima when the first Irish Catholic, Thomas Martin, a brick maker, settled in 1834. In 1837, James Egan, a laborer, arrived; two years later, Michael Courneen and John Brennan, a cooper, settled in the village. These four men walked to Rochester to attend Mass or, from 1842 onward, borrowed horses or sleighs to bring a priest from Rochester. The first Mass in Lima was said at John Brennan's home (1945 Lake Avenue) in 1842. Fourteen years after Martin's arrival, there were still only eight or nine Catholic families in Lima, but their small numbers did not deter them from organizing a parish, St. Rose of Lima, and raising \$350 to erect their first church in 1848, a small one-story frame building with vernacular Greek Revival style features. (The 1848 building no longer survives; see the National Register nomination form for the St. Rose Roman Catholic Church Complex for a detailed discussion of the history of the Roman Catholics and their church-related architecture in Lima.) A resident pastor was installed in 1853, and a parochial school was built in 1856. 77

By 1870, the Catholic population in the community had increased to such a size that construction of a large brick church, designed by Rochester architect A. J. Warner, was begun. Designed to seat 720 people, the church was expected by the Rochester Daily Union and Advertiser to "be a very acceptable ornament to the already very beautiful village of Lima." 78 In 1881, less than ten years after the church was opened, there were 175 families in the parish. 79

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Mr. Joseph Keenan, a ninety-one-year-old native and lifelong resident of Lima, remembers that many of the Irish men were employed as laborers at the large Seminary farm while Irish women worked in domestic service. Many of the Catholic families settled in close proximity to the church, creating a small ethnic neighborhood. The 1852 map of the village shows that present-day Lake Avenue, which passes in front of the church, was named St. Mary's Street. The 1858 village map locates the homes of the Kinans, Malones, Haggertys, Fahys, Eagans, O'Haras, Mooneys, and Mc Mahons on this street or a new street, created between 1852 and 1858 and named Dublin Street by 1872 (Dublin Street makes a right-angle turn to connect it with East Main Street). According to Mr. Keenan, the whole area encompassing Dublin Street (part of which is now Buell Avenue) and Evergreen Street was called "Dublin." 80

### History of Education in Lima

Well before the Genesee Wesleyan Seminary opened in Lima, education had been among the first services to be provided. In 1797, there were three commissioners of Common Schools. By 1804, when the community had hardly emerged from the wilderness, the first settlers had constructed a two-story brick structure at the location of the present Town Hall (on East Main Street, just east of the central business district at Four Corners) to be used as a school house. At this time, the road to the north (Rochester Street) ran along the western boundary of the school lands, and Lima was nicknamed "Brick Schoolhouse Corners." This building was demolished in 1860 and replaced by a one-story brick school that remained until 1907 when a two-story wooden, four-room grade school (no longer extant; see below) was built on open land on College Street and a new Town Hall was built on the East Main Street site.

Throughout the town there were eight rural school districts. In 1843, Alfred Warner and his wife Rachael deeded land at present-day 6679 Jenks Road to district six, encompassing most of the southwest quadrant of the town, for construction of a school. Made of cobblestones it consisted of a classroom and a small wing reportedly used as a woodshed. The school continued in use serving pupils from the surrounding area until 1946 when pupils began attending the Lima village school. The building was sold in 1953 and converted to a residence. (Of the original eight rural district schools, only 5 districts have extant schoolhouses; of these 5, only one, School No. 6, is known to survive intact. The frame schoolhouse on Dalton Road appears to survive substantially intact, but further investigation is needed to verify its physical integrity.

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Before 1918, only three years of high school were offered at the village school on College Street, due in part to the high quality of the high school curricula offered at the Catholic school (Brendan Hall, St. Rose Roman Catholic Church Complex) and at the Seminary. It was not until 1955 that Lima's high school curriculum was chartered by the State of New York. In 1937, the wooden school was replaced by a larger brick school that operated as Lima High School and became the only school in Lima after centralization with Honeoye Falls in 1969. 81

A Catholic parochial school had opened in 1853 and continued in the original Greek Revival style frame church building after the new St. Rose Church by A.J. Warner was opened in 1872. When a high school course was added in 1889, Lima became the first parochial high school in the Rochester diocese. In 1894 the school moved to large and commodious quarters in Brendan Hall, a new two-story brick building designed by A. J. Warner and built on Lake Avenue north of the church.

Other private schools are known to have operated in Lima in the nineteenth century, but little is known about them. The Genesee Model School for Boys, a college preparatory boarding school, is mentioned by late Lima historian Mabel Jenks as having opened in the 1840s on the west side of Dalton Road and was believed to have included a four-story brick building. The 1852 map locates three large buildings, the largest one of which appears to be a gymnasium, but does not name the complex of buildings. The buildings are believed to have burned prior to 1858. 82

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## PART 2: HISTORIC RESOURCES

Based on the 5 primary contexts developed for the multiple resource area and for ease of discussion and organization, the 28 resources in the present proposal are grouped together by their primary periods of significance. Within each group, further divisions and groupings are organized according to various uses, types, methods of construction and/or any other relevant features that may distinguish a particular group of resources. In general, the nominated properties are divided into the following groups and periods of significance:

1. Settlement period domestic architecture; ca. 1800
2. Early nineteenth century Federal style domestic architecture; 1810s, 1820s and 1830s
3. Cobblestone architecture; 1830s and 1840s
4. Domestic architecture of the second quarter of the nineteenth century: eclectic and/or vernacular adaptations of Federal and Greek Revival style building traditions; ca. 1825 - ca. 1850
5. Mid-nineteenth century domestic architecture: persistence of the classical taste; ca. 1850s
6. Mid-nineteenth century domestic architecture: advent of the Romantic taste; ca. 1850s
7. Mid- to late nineteenth century Italianate style domestic architecture; ca. 1850s - ca. 1880s
8. Late nineteenth century remodelings of older buildings; ca. 1860s - ca. 1880s
9. Late nineteenth century domestic architecture: the Queen Anne style; ca. 1880s
10. Historically significant examples of farm complexes dating from the nineteenth and early twentieth centuries

Several other groups, including eighteenth-century archeological sites, nineteenth-century religious architecture and twentieth-century domestic architecture have been identified. However, context statements have not yet been developed for these groups of resources and, thus, the individual resources within each category have not yet been fully evaluated against the National Register criteria. The following narrative deals not only with the proposed 28 properties within the aforementioned nine groups, but also, where applicable, incorporates discussions of and comparisons with a variety of resources in Lima already listed on the Registers as well as a number of potentially eligible resources in the multiple resource area. The properties included in the present nomination are identified by

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underscoring; those already listed on the Registers are also underlined (and their dates of listing are indicated in parentheses) and those not yet fully evaluated are not underlined (and are followed by a brief explanation of their current status). The attached Building/Structure Inventory Forms contain detailed information on the particular significance of each nominated property.

**1. Settlement period domestic architecture; ca. 1800**

Based on currently available information, only two settlement period dwellings appear to survive intact in the multiple resource area. Built by members of the Leech family, both date from ca. 1800 and both are architecturally significant examples of pre-Federal period domestic architecture in the vernacular New England building tradition. (Three other settlement-period Leech family farmhouses also survive; however, they do not retain sufficient integrity to meet the National Register criteria.) Although the Federal style was coming into vogue in many of the larger population centers of western New York, settlers in Lima, like most settlers in similar wild rural regions, chose to continue building in the well-established regional vernacular building traditions that were most familiar to them. Lima's earliest settlers were from Connecticut; thus, the earliest buildings in Lima embody the distinctive characteristics of vernacular Georgian era architecture in New England: namely, rectangular, gable-roofed forms, broad and deep proportions and horizontal massing, symmetrical facades with central entrances and massive central chimneys around which the interior plan is organized.

The Leech-Lloyd Farmhouse and the Leech-Parker Farmhouse both embody these distinctive characteristics of the vernacular New England building tradition, in addition to retaining integrity of design, setting, location, feeling and association. (Due to extensive recent remodeling, both buildings have lost some integrity of materials and workmanship. However, both retain sufficient integrity in the other five areas to offset the loss of some original materials and workmanship. In addition, their rarity was also taken into consideration when evaluating the question of integrity. See individual inventory forms for detailed discussions of alterations and remodelings to each building.) Both feature broad and deep, horizontal massing, simple vernacular detailing, central chimneys with paneled chimney breasts and symmetrical five-bay, center-entrance facades. In terms of size, usage and arrangement of rooms on

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their first floors (front parlors flanking the central chimneys and long kitchen spaces spanning the rear elevations of the buildings), they are much like houses of the fifth stage of development of the Connecticut house plan, popular from ca. 1700 to ca. 1750. 83

The Leech-Lloyd and Leech-Parker houses are two of five settlement period houses, all of which were built ca. 1800 by five brothers of the Leech family, all of whom emigrated from Connecticut in the late eighteenth century. Although Lima was settled in 1788, no structures are known to pre-date the Leech houses. The earliest settlers (during the 1790s) presumably lived in temporary shelters, perhaps log cabins or rude frame dwellings, until more permanent dwellings, such as the Leech-Lloyd and Leech-Parker houses, could be erected.

**2. Early nineteenth century Federal style architecture;  
1810s, 1820s and 1830s**

A far greater number of more traditional ("traditional" in terms of typical New York vs. New England building traditions) Federal style dwellings survive in the multiple resource area. Based on windshield and photographic surveys of the village and town, almost 80 dwellings appear to retain at least some of the identifiable architectural characteristics of the period and style, even if only in their form and/or small fragments of detailing.

The earliest of these buildings generally reflect the persistence of vernacular Georgian building traditions, particularly in their broad and deep proportions and horizontal massing. Examples of this group include the Asahel Warner House (ca. 1810) and the Marvin House at 6691 West Main Road (ca. 1800-1810). (The Asahel Warner House is discussed in detail below; the Marvin House has not yet been evaluated.)

By the 1810s, the heavy Georgian proportions become less popular and the lighter, more delicate proportions typical of the Federal period begin to appear in Lima. In general, the rectangular, gable-roofed form persists, as does the symmetrical five-bay-wide facade with central entrance. The massive central chimney is usually replaced by brick interior end chimneys, thus allowing for a central hall around which single or double parlors are grouped. Most of these buildings are two or two and one-half stories tall, although approximately seven examples of the one and one-half story, five-bay form also survive. Most tend to

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appear smaller in scale than the earlier, more massive Georgian-inspired buildings, although this is often because of their lighter, more attenuated proportions than their actual size. Most are of wood frame construction (with heavy timber framing) and clapboard siding, although several examples of masonry construction are also known to survive. These include the Matthew Warner House, the Capt. John Morgan house (ca.1815; not included in the present nomination), the North Bloomfield School (NR: 5-28-81) and Hillcrest (NR: 5-6-80), all of which are constructed of brick. It is known that the Warner brick yard was in operation by 1804, because it is documented to have supplied the bricks for the multi-purpose school-meeting house built in 1806 on the corner of Main Street and Rochester Street. Bricks for the North Bloomfield School were reputedly made on site, while those used to construct Hillcrest are reported to have been made at a kiln on Plank Road. 84 Another outstanding example of early nineteenth century masonry construction is the Thomas Peck Farmhouse, built of finely crafted cut limestone blocks.

Other typical features displayed by these Federal period buildings include delicate, finely crafted decorative and structural elements, including narrow cornices with slight returns, slender corner boards, and attenuated woodwork (often reeded or fluted) around door and window openings. However, highly sophisticated Federal style entrance detailing, such as intricately designed leaded-glass sidelights and/or transom lights, or richly carved surrounds, are conspicuously absent in Lima, despite the fact that such entrances are found throughout other nearby settlements, including Livonia Center to the south, East Bloomfield and Canandaigua to the east and Pittsford to the north. Elaborate, high-style renderings of the arch motif so typical of the Adamesque style are rare in Lima, although occasional examples of semi-elliptical arches above doors, arched fanlights in gable ends and scalloped cornices above entrances are scattered throughout the town and village.

Most of the Federal period houses are located in the rural township and were built to serve the needs of those families who were involved in agriculture, Lima's first and foremost activity. Examples are found throughout all geographic regions of the town, widely dispersed at large, fairly even intervals, illustrating the typical patterns of land use which would persist well into the twentieth century. Typical of many rural communities in the region, farmers settled on large tracts of land well away from any centers or concentrations of settlement. (This pattern provides an informative contrast to the earlier New England town

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plans, where farmers lived in the village and daily traveled out to their farms in the outlying rural township.)

As previously mentioned, Federal style dwellings with a two-story, five-bay, center-hall form (with end chimneys) were perhaps the most common form in Lima during the early nineteenth century. Several examples of this typical Federal period form survive intact, including the aforementioned Matthew Warner House, the Peck Farmhouse and the Ganoung Cobblestone Farmhouse. (Both the Warner and Peck houses, however, were extensively remodeled during the late nineteenth century; thus, they both are significant primarily for their late nineteenth century characters rather than their early nineteenth century qualities. The Ganoung House is grouped with other early nineteenth century cobblestone buildings. See below for detailed discussion of all three buildings within their respective groups.) Many more, however, do not survive intact. Most have been compromised by the addition of siding, alterations to fenestration, additions of modern appendages, complete loss of their interior integrity and/or loss of appropriate settings. Examples include the farmhouses at 2376 Plank Road, 2675 Poplar Hill Road, 7169 Jenks Road, 2933 Livonia Center Road and the house at the intersection of Clay Street with Town Line Road. (These four show Georgian-inspired proportions with an overlay of Federal style design and decoration features.) The farmhouse at 7625 East Main Road (of more typical Federal proportions) also no longer survives intact: although it is not sided and retains its original denticular cornice, original windows have been removed from the facade and the notable fanlight above the entrance is obscured by a modern, glass-enclosed porch.

In addition to the five-bay, center-hall form, the three-bay side- or center-hall form with gable end oriented toward the street also appears in Lima as early as the 1810s. Three of the finest and earliest examples of Federal style architecture in Lima exhibit this form: the intact Dr. Justin Smith House (ca. 1810s), the no-longer extant first meeting house of the Charleston Congregational Society (1816) and the intact North Bloomfield School (ca. 1827; NR: 5-28-81).

The Smith House, perhaps the earliest and most elegant of the group, is distinguished by its finely crafted arcaded facade and provides a rare and highly sophisticated rendering of the Adamesque arch motif. The Smith House is further distinguished by its attenuated pilasters supporting a full pediment and the semi-elliptical louvered fan in the tympanum.

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Archival photographs reveal that the arcaded facade of the first church of the Congregational Society (later the Lima Presbyterian Church) closely resembled that of the Smith House. (The meeting house had been erected in 1816 at the northwest corner of Rtes. 5/20 and 15a; it was replaced in 1873 by the Lima Presbyterian Church, a component of the Lima Village Historic District.) It is possible that James Wallace, the master builder who constructed the Congregational meeting house, was also responsible for the Smith House. The house was built for one of Lima's leading physicians, who, unlike many farmers of the period, may very well have had the financial means (as well as the cultural sophistication) to engage the services of a professional master builder.

The North Bloomfield School, built in 1827 in the bustling mill hamlet on the Honeoye Creek at the extreme northeastern corner of the town, also exhibits an elegant Federal character and a two-story, three-bay form. It, too, has a pedimented front gable end with a semi-elliptical louvered fan in the tympanum. It also features semi-elliptical limestone arches with keystones above the doorways. (See National Register form for additional information.)

The North Bloomfield School, located so far away from most of Lima, probably did not have much of an impact on the architectural development of the community. (The school may only have been known to farmers who brought their grains to Norton's Mills in North Bloomfield.) However, the Congregational meeting house and the Dr. Smith House undoubtedly greatly influenced building traditions in Lima during the second quarter of the century. Those who could afford to, presumably chose to incorporate design and decorative features of the Federal style. At a more practical level, the three-bay-wide form of the Smith house and Congregational meeting house (rather than the five-bay-wide form that was also popular during the period) was better suited to the constraints of narrow village lots. Thus, many of the houses built in the village of Lima during the 1820s and 1830s display this particular form and massing. Rochester Street in particular has nine examples of this three-bay-wide, side- or center-hall form, two of which, 1818 and 1850 Rochester Street, are located in the Lima Village Historic District. (Both are believed to date from the 1830s, although both were extensively remodeled during the 1860s/1870s in the Italianate mode.) The other examples are located beyond the district boundaries. Some have semi-elliptical or semi-circular louvered fans in the gable end, as seen on the houses at 1813 and 1795 Rochester Street (neither of which is either listed or being considered for

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nomination). In others, door surrounds are typically Federal in character, with either fluted pilasters, as seen at 1795 and 1760 Rochester Street, or fluted pilasters, sidelights, and an arcaded frieze, as seen at 1831 Rochester Street. (Several of these Federal style houses were updated during the late nineteenth century with the addition of Italianate style features such as bracketed door hoods; see 1764, 1813, 1772, and 1859 Rochester Street). (Again, none of these cited examples is either listed or under consideration for listing. They, like other non-eligible properties that will be discussed throughout the narrative are cited merely to illustrate the various contexts under consideration and to provide a fuller understanding of the wide range of extant resources, both intact and not intact, within each context.)

A third form popular during the Federal period was the two-story, three-bay, center-hall building oriented with its gable ridge parallel to the street; thus, the long "side" elevation becomes the front facade while the short gable ends become the side elevations. This form was more prevalent in rural sections of the town, where narrow village lots obviously were not a problem. There are two intact examples of this form included in the present nomination. They are the Morgan Cobblestone Farmhouse and the Markham Cobblestone Farmhouse. Both are discussed immediately below within the context of cobblestone buildings in Lima.

### 3. Cobblestone architecture; 1830s/1840s

There are five architecturally significant examples of cobblestone architecture in the multiple resource area. Typical of the early period of the cobblestone building tradition in Western New York, all exhibit stones which vary in size, shape and color and are laid in simple, yet finely crafted horizontal rows. (In contrast, the middle and late periods of the building technique, as defined by renowned cobblestone expert Carl Schmidt, are characterized by cobblestones that are far more consistent in size, shape and color and are usually laid in more complex patterns than those found during the early period.) Construction of buildings of small, regularly shaped field stones or water-washed cobbles was a folk art building technique popular from about 1825 to 1860, especially in the the Lake Ontario Plain and the Finger Lakes in New York State. The buildings were popular for both practical and fashionable reasons. First, the building material was widely available and readily accessible as farmers cleared their land. The western and central New York State region has a geological history of glacial activity which

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left the local soil with deposits, including an abundance of small field stones which had to be removed in order to farm the land. Thus, this surplus natural resource came to be used as a functional building material first by the former Erie Canal workers, skilled masons who often remained in the region after the completion of the canal in 1825. The building tradition was quickly adopted by builders throughout central and western New York. First and foremost, it was a cheap and relatively simple building technique that produced a strong and durable building; secondly, it was fireproof; thirdly, the stones did not need to be painted and, over time, needed very little maintenance; finally, the final product had a pleasing visual appearance, particularly when enlivened with decorative features of the prevailing architectural styles.

Approximately 80% of all extant cobblestone structures in New York are found within a seventy-five mile radius of the city of Rochester and were built between 1825 and 1860. 85 During this era, the Greek Revival architectural style was predominant, although the late Federal, Gothic Revival and Italianate styles were used as well and their characteristics are exhibited throughout the region in a variety of cobblestone building types including houses, churches, stores, shops, smokehouses, pump houses, schools and barns.

In terms of design and decorative features, Lima's cobblestone buildings embody the distinctive features of late Federal/early Greek Revival style architecture in Lima. Transitional and eclectic in character, these buildings belong to category 4 (domestic architecture of the second quarter of the nineteenth century; see below) as well as to category 3. However, because of their special material and building technique, they are distinct from the vernacular frame buildings of the same period and can be discussed as unique adaptations of late Federal and early Greek Revival building traditions.

All five embody a variety of distinguished features associated with the Federal and or Greek Revival styles. All display the typical rectangular gable-roofed form, most with interior end chimneys so common during the period, as well as narrow cornices with slight returns. As previously mentioned, the Ganoung House displays the common five-bay, center-hall facade, while the Morgan Cobblestone Farmhouse and the Markham Cobblestone Farmhouse display the three-bay, center-hall form. Befitting its village orientation, the Barnard Cobblestone House features a three-bay, side-hall form (with gable end to the street) like so many other village dwellings of the period.

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Other notable features exhibited by these buildings include the Adamesque-inspired, semi-elliptical limestone arches with keystones above the doorways on the Morgan and Markham houses, the semi-elliptical fan in the front gable end and fluted entrance surround on the Barnard house and the semi-circular fan in the north gable end and splayed limestone lintels on the Ganoung House. Other prominent features, however, reflect the influence of the nascent Greek Revival style, including the prominent quoins displayed on all five cobblestone buildings, and the heavy, flat-arched stone lintels above windows on all but the Ganoung House. (Of course, these features were generally necessitated by the demands of masonry building techniques, but they have also come to be associated with the bold and heavy nature of the Greek Revival style.) Attic windows in the wide friezes of the rear wings of the Morgan and Markham houses also evince the influence of the Greek Revival style.

The source of the cut stone for lintels and quoins for these buildings (as well as many of those of brick construction) may have been the nearby Smith's quarry in Mendon, advertised in the 1837 Rochester Republican as providing "all kinds of stone used in brick and cobblestone building." 86

In addition to these five cobblestone buildings, the cobblestone building technique is also represented in the foundations of several Lima structures, including the Spencer House, the Ogilvie Moses Farmhouse and the original section of the Martin Farmhouse. These three buildings are discussed below within their appropriate contexts.

#### 4. Domestic architecture of the second quarter of the nineteenth century; ca. 1825 - ca. 1850

Frame buildings of the second quarter of the nineteenth century also illustrate eclectic and/or vernacular adaptations of Federal and Greek Revival building traditions. Three such dwellings from the 1830s survive intact and are included in the present nomination. All are architecturally significant as representative examples of late Federal/early Greek Revival style domestic architecture in Lima and all provide important information about the transitional and eclectic nature of local building traditions, particularly the persistence of well-established vernacular traditions. The three are the Ogilvie Moses Farmhouse, the Clark Farmhouse and the Spencer House.

The Ogilvie Moses Farmhouse is a representative example of a rural vernacular farmhouse in the Greek Revival style, with its

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typical upright main block with side wing plan, broad corner pilasters, wide frieze and attic windows on the side wing, trabeated front entrance on the main block and shouldered architraves around interior window and door openings. However, the slender corner pilasters and delicate cornice with slight returns on the main block reflect the persistence of the Federal style.

Befitting their prominent locations on the main thoroughfare (Rtes. 5/20), both the Clark Farmhouse and Spencer House are a bit more "fashionable" in appearance. Both employ the standard Federal period two-story, three-bay, side-hall facade with gable end toward the street and both feature Adamesque-inspired louvered fans in their front gable ends, attenuated corner pilasters and narrow cornices with slight returns. However, the trabeated front entrances and side wings of both houses, as well as intact interior features, reflect the influence of the Greek Revival style. (The side wing of the Spencer House was expanded and altered in the late nineteenth century, giving it its prevailing Victorian character.)

There are several possible explanations for the transitional character of these three buildings. First, the buildings may have been built all at once during a short span of time and the builder either consciously or unconsciously incorporated features of both the Federal and Greek Revival styles, both of which were certainly popular at the time. Secondly, the buildings may have evolved over a long period of time during an extended building program: the buildings perhaps were continuously expanded in fairly small but regular intervals, and the Greek Revival style may have crept in as the Federal style faded away. Finally, the buildings may have been the result of two distinct, widely separated building programs: the first during the Federal period and the second during the Greek Revival period when alterations (to entrances and interiors, for example) may have occurred. According to currently available information, none of these explanations can be conclusively proven or disproven. For example, it is known that a joiner lodged at the Ogilvie Moses House in the early 1850s. Thus it is possible that the house (perhaps more purely Federal in its original character) was either expanded and/or remodeled during his occupancy. That, however, remains pure speculation, but serves to illustrate the difficulty in definitively dating many of Lima's early to mid-nineteenth century buildings.

The most spectacular "transitional" building of the 1830s is Hillcrest (NR: 5-6-80), the 1838 mansion of wealthy merchant

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Erastus Clark. The building reflects the persistence of the Federal style in its two-story, five-bay, center-hall form, prominent stepped gable ends embellished with large, semi-elliptical fanlights and the slightly recessed entrance with engaged Ionic columns and half-sidelights. The massive limestone lintels above door and window openings and the broad, horizontal massing, however, are more characteristic of the Greek Revival mode.

The former Administration Building of the Genesee Wesleyan Seminary (ca. 1842; NR: 7/19/76), an architecturally significant example of monumental civic architecture in the Neoclassical taste, also evinces the influence of both the Federal and Greek Revival styles. (See National Register nomination form for additional information.)

**5. Mid-nineteenth century architecture: the persistence of the classical taste; ca. 1850s**

College Hall (1851), distinguished by its monumental portico with massive Ionic columns, is perhaps the finest example of the mature Greek Revival style in Lima. It is the only temple-front building in the multiple resource area, although temple-fronts and other sophisticated and highly fashionable interpretations of the Greek Revival style are found in the region and even in locations in close proximity to Lima. (Actually, the popularity of the temple-front form was never as great in western New York as it was in the central and eastern regions of New York.) Most Greek Revival style buildings in Lima are fairly modest and vernacular, yet extremely well-crafted, in character.

In numbers, Greek Revival style dwellings are in the majority in the town and village, with almost one hundred such buildings still in existence. (Most, however, have lost integrity of design, materials and workmanship. As with the approximately 80 Federal style buildings, these Greek Revival buildings are often distinguishable only by their overall form and/or vestiges of decorative or structural detailing, particularly bold, trabeated entrance surrounds.) One would expect by these numbers that the Greek Revival period was one of greatest growth in Lima, yet during the Federal period (between ca. 1800 and ca. 1840), population increased more than 100%, from 1,010 to 2,176. During the Greek Revival period (ca. 1830 to ca. 1860), population increased only 58%, from 1,764 to 2,782. Thus, it appears that many of the homes of the Federal period no longer survive and may have been replaced as early as during the Greek Revival period.

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Approximately one-quarter of these Greek Revival buildings, about evenly divided between village and town, are small, one and one-half story, three-bay-wide dwellings with center entrances. Their gable ends are oriented away from the street and they generally are characterized by deep cornice returns and wide friezes pierced by attic windows. Typical examples of this type include the brick dwelling at 7421 East Main Street with full brick entablature and brick dentils in the frieze and in the gable ends; the house at 2834 Plank Road with full entablature inset with frieze windows and central door surround consisting of Doric pilasters and full entablature; and the building at 2440 Livonia Center Road with Greek Revival style Doric porch columns and full entablature. As with most of the other buildings in this category, the integrity of the latter two structures is compromised by non-historic siding. The glass-enclosed front porch on the brick dwelling prevents its inclusion in the nomination.

About thirty-three other Greek Revival period buildings, the majority of which are located in the town, display the typical L-shaped plan (one and one-half story, two-bay-wide main block with one-story side wing) so popular during the period. Low-pitched gable roofs, attic windows in wide friezes and/or exaggerated cornice returns are often the only clues to the stylistic identity of many of these structures, although one house on Pond Road still retains a wide entablature, corner pilasters and recessed entrance with sidelights and Doric pilasters supporting a full entablature. Similar trabeated entrances (although without sidelights) are still present on the houses at 1789 and 1875 Rochester Street in the village. None of these survives intact. Most have been covered with modern siding and/or have had significant changes to fenestration and/or have received prominent modern appendages and thus are excluded from the present nomination.

A third typical form found in Lima during the Greek Revival period is the one and one-half story, three-bay-wide main block without side wing. There are about 12 examples of this form in the multiple resource area, 11 of which are found in the village. Several survive intact and are discussed below; the others are not included in the nomination. Those which have been extensively altered include the house at 1839 Genesee Street and the house at 7201 West Main Street (a small vernacular cottage with Greek Revival style entrance detailing). In the rural town, the one and one-half story, flushboard-sided house on West Main Road with full entablature, attic windows, shouldered architrave door surround and later Colonial Revival style portico is also

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excluded from the nomination due to current lack of information. If and when additional information becomes available, it will be evaluated and, if eligible, will be nominated.

In general, as illustrated by the above examples, Lima's Greek Revival style dwellings tended to be smaller in scale than many buildings of the earlier Federal period. Only a few large-scale, two-story, five-bay Greek Revival style buildings survive in Lima; in their present conditions, none survives intact. Typical examples include the large frame farmhouse at 6731 West Main Road and the farmhouse at 2724 Plank Road.

One last variation of Greek Revival style form in the multiple resource area is the main block flanked by symmetrical side wings. The house at 1747 Rochester Street, compromised by modern siding, is the only extant building in Lima that displays this configuration.

Careful analysis of the variety and integrity of Lima's Greek Revival style buildings led to the selection of five representative examples of the period and style. They are the Alverson House, the Cargill House, the DePuy House, the J. Franklin Peck House and the Stanley House.

The Alverson House (ca. 1845; a component of the Lima Village Historic District) and the Cargill House (ca. 1852; currently being proposed) are outstanding examples of finely crafted, fashionable Greek Revival style brick buildings. (As previously mentioned, brick buildings are a rarity in Lima. Thus, these two buildings are additionally distinguished for their masonry construction.) Both are located in the highly fashionable Rochester Street residential enclave. The Alverson House, distinguished by its use of bead and reel molding in both the frieze and full pediment and the carved anthemions in the center panel of the entrance surround, is an outstanding interpretation of Minard LeFever's pattern book designs. The Cargill House is similar to the Alverson House, yet is slightly more restrained in its decorative detailing. Like the Alverson House, the Cargill House features the typical two-story, three-bay, side-hall form with side wing and finely crafted Greek Revival style detailing.

The DePuy House (ca. 1851) is also architecturally significant as a representative example of mid-nineteenth century Greek Revival style architecture. Far smaller in scale and more modest in decorative detailing, the DePuy house is a remarkably intact example of a vernacular, middle-class adaptation of the

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Greek Revival mode. Typical of the period, it features a one and one-half story, three-bay, side-hall form without wing and a variety of Greek Revival inspired structural and decorative features.

Like the Alverson and Cargill houses, the DePuy House reflects the persistence of classical building traditions. The DePuy House, however, also evinces the influence of Romantic building traditions in its Tudor-inspired label molds above door and window openings. These window surrounds represent a highly localized interpretation of the Gothic Revival: in general, simple vernacular buildings are enlivened with an overlay of Gothic inspired ornamentation. (This trend is also seen in the Dayton House; see below. The mature Gothic Revival style is embodied in the Harmon House; see below.)

Two comparatively late examples of the Greek Revival style, the Stanley House (ca. 1857) and the J. Franklin Peck House (ca. 1853), reflect the persistence of classical building traditions at mid-century. Although both incorporate the form and massing more commonly associated with the Italianate period (cubic-massed, hip-roofed main block), both are essentially textbook examples of the mid-nineteenth century Greek Revival mode in America. Both embody the distinctive characteristics of the period and style, including broad, horizontal orientations, wide friezes pierced by attic windows with grilles, broad corner pilasters and trabeated entrances with sidelights, pilasters and full entablatures. Extremely well-crafted, very large in scale and located in the fashionable East Main Street residential enclave, the Stanley and Peck houses are among the finest examples of nineteenth-century domestic architecture in Lima.

Census records reveal the identity of an individual who may have been responsible for some of the mid-nineteenth century building activity in Lima. The 1850 census records the presence in Lima of joiner Martin R. Pierce who lived with his wife, seven children, and four male boarders, all joiners. In the 1855 census, Pierce is listed as having been a resident of Lima for 24 years, indicating that he came to the town in 1831. Censuses reveal he continued in the trade at least until 1865. In 1875 his son Francis is also listed as a carpenter. There are other Lima residents who also listed their occupations as joiner, but what makes Pierce's listing so significant is that he is established as the builder of several prominent Greek Revival style buildings in nearby Honeoye Falls, including the 1842 Presbyterian Church and three dwellings, one at 9 York Street, one at 61 West Main Street and the other at 90 Ontario Street. 87

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His use of round, fluted Doric columns in these Honeoye Falls buildings and the use of the same elements on several Lima dwellings suggest that the latter buildings might also be Pierce's work.

Finally, the Greek Revival style is also well-represented in Lima's central business district at Four Corners. (See Lima Village Historic District.)

#### 6. Mid-nineteenth century domestic architecture: the advent of the Romantic taste

Overlapping the continued popularity of the classical tradition in Lima was the emergence of the Romantic taste (as previously mentioned in the case of the DePuy House). The best, most fully developed expression of the Romantic Movement is the Harmon House, a spectacular example of a board-and-batten Gothic Revival style cottage in the tradition of A. J. Downing. The Harmon House house displays many distinctive characteristics of the Early Gothic Revival period such as a cruciform plan, a steeply pitched cross-gable roof, board-and-batten siding, Gothic-arched window tracery and vergeboards with scrolled ornamentation and cusps displaying trefoils, quatrefoils, and crosses. Other notable features include the Tudor label molds above window openings (as seen on the DePuy House), porch and bay window friezes with quatrefoil cut outs and compound porch columns in a quatrefoil form. Gothic-influenced decoration extends to the interior, where almost every imaginable location, such as door panels and spandrels in arches between rooms, includes trefoils, ogival arches and other forms of Gothic decoration. A search of Gervase Wheeler's Rural Cottages and the pattern books of A.J. Downing have not revealed the exact plan Harmon used, but it is clear that he borrowed many of his decorative motifs from these sources. 87

Notable in the design of the Harmon House are the Italianate brackets with acorn pendants on the cornice of the bay window and porches, for this style of brackets can be found incorporated into various Federal, Greek Revival, and Italianate style buildings in the multiple resource area. It is not known whether these were locally crafted pieces, perhaps by Harmon himself in the joiner's shop he owned just below his home, or whether they were ordered from one of the many companies that were beginning to produce stock molding at the time.

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Master builder William Harmon is undoubtedly responsible for either building or influencing the majority of Lima's Romantic, Gothic-inspired buildings. Typical of local vernacular interpretations of nationally popular styles, Lima's Gothic-inspired buildings display a particularly distinguishing feature peculiar to the locality; in this case, Tudor-inspired label molds capping windows and doors. These appear on several important buildings, most notably Harmon's own house, the aforementioned DePuy House and the Dayton House (see below).

English-born Harmon relocated to Lima in 1850 from Mt. Morris when given the contract to construct College Hall. In 1851 he built his residence at 1874 Genesee Street, on land he purchased from Daniel Houghton and William De Puy. He may also have constructed most if not all of the other residences built on the east side of the newly opened Genesee Street. Harmon was also the builder of the ca. 1856 Lima Baptist Church at 7348 East Main Street (pending evaluation). Although not documented, it is presumed that Harmon may have built or remodeled many other houses and commercial buildings constructed in Lima after 1850 and before his death in 1866. Extremely active in the Masonic Lodge, Harmon may have been responsible for the design and construction of the Masons' three-story brick building at 7303 East Main Street (ca. 1865), a component of the Lima Village Historic District. Harmon's reputation as a builder had clearly spread beyond the bounds of Lima, for at the time of his death he was engaged in the construction of St. Michael's Church in Geneseo.

The board-and-batten, cruciform-plan cottage at 1818 Harrison Avenue is similar to Harmon's own house but is smaller and less richly ornamented. (In its current condition and based on currently available information, it does not appear to meet the National Register criteria.) Probably constructed between 1852 and 1858 for a Professor Cummings, the house is sited on a corner lot on an open expanse of lawn as recommended by the style books of the day. In the corners of the house are small porches, two of which have been enclosed. Windows feature the same Gothic label moldings as the Harmon House. Considering the window treatments and general proportions one would expect also to find decorated vergeboard trim, but even in a 1931 photograph this was lacking. The similarity in plan and decorative elements to the Harmon House and its post-1852 date of construction strongly suggests this house may have also been the work of Harmon.

The Dayton House at 7180 West Main Street also evinces the influence of the Gothic Revival style. Built ca. 1844 as a

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relatively simple, yet finely crafted, vernacular village dwelling, the building was remodeled in the 1850s with a veneer of Gothic-inspired decoration: namely, the Tudor label moldings above door and window openings as seen on the Harmon and DePuy houses. The remodeling may very well have been the work of William Harmon. The building remains a significant illustration of the Gothic Revival style as exemplified in the localized interpretation of a nationally popular Romantic taste.

Several other examples of Gothic inspired buildings remain in the multiple resource area, but no others retain sufficient integrity to be included in the nomination. A house of similar roof line, massing, and fenestration as the Dayton House but clad in early Gothic Revival board-and-batten siding is located on Dalton Road at the western edge of the village. Three other buildings in Lima display pierced vergeboards so typical of the Gothic mode, but the buildings themselves are neither intact nor distinguished enough in their other features to be included in the nomination. The fact that in two of these houses the vergeboard is presently in need of painting causes one to speculate about how many other houses may have lost this trim rather than receive the maintenance necessary for this feature's preservation. The effort, combined with the great disdain felt earlier in this century for anything Victorian, may have resulted in the loss of many more Gothic buildings. Three other vernacular Gothic Revival structures, all identical, are found in South Lima. Each has the steep roof pitch characteristic of the style, a small pointed, Gothic-arched window in the front gable end, a paired window on the second floor, and two single windows on the first floor.

(The influence of the Gothic Revival is also illustrated in the "modernization" of many older buildings during the third quarter of the nineteenth century. The Zebulon Moses Farmhouse, with its prominent cross gable and Gothic-arched window, is a typical example of this trend to upgrade old-fashioned buildings and turn them into stylish dwellings befitting contemporary tastes. See below - section 8 - for further discussion of this building practice.)

**7. Mid- to late nineteenth-century Italianate style domestic architecture; 1850s - 1880s**

Although the Romantic Gothic Revival mode never gained widespread popularity in Lima (or the region in general), the Picturesque Italianate style was received with great enthusiasm. Almost 100 Italianate-inspired buildings remain in Lima. (Few,

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however, survive intact. Many can be identified only by their Italianate forms or small vestiges of decorative detailing.) The fact that Lima's population increased from 2,433 in 1850 to 2,925 in 1865 and then remained virtually constant to 1875 (when it was 2,915) strongly suggests that the bulk of Italianate building occurred between 1850 and 1865. Italianate style remodeling, however, probably occurred over a longer time span.

Several intact examples of Italianate style commercial buildings are included in the Lima Village Historic District, including, for example, the Stanley Exchange at 7307-7309-7311 East Main Street. Significant examples of Italianate style domestic architecture in the multiple resource area include the Dr. Samuel Ellis House (1850 Rochester Street; the Tennie Burton Museum), the Morley House (1820 Rochester Street) and the Bennett-Keating House (1818 Rochester Street), all of which are included in the Lima Village Historic District, and the Alverson-Copeland House, the Godfrey House, the Bristol House, and the Draper House, all of which are included in the present nomination.

As with many of Lima's Greek Revival style buildings, most of Lima's Italianate style buildings are fairly standard interpretations of the nationally popular style. Many (approximately 24) of the Italianate style residential buildings in the multiple resource area are characterized by cubic massing, low-pitched hipped roofs and regular fenestration. Approximately seven of these have elaborate brackets supporting widely overhanging eaves; four have simple flat brackets and thirteen have no brackets at all. Four dwellings exhibit cupolas, while two other feature balustrades or widow's walks. Many have been compromised by siding or other alterations, but three retain sufficient integrity to be included in the present proposal. The earliest of the three, the Alverson-Copeland House (ca. 1853), displays the characteristic Italianate style form and massing, and is additionally distinguished by its rare Egyptian Revival style porch columns with lotus capitals. The Godfrey House (ca. 1850s) and the Bristol House (ca. 1870s), also embody the distinctive characteristics of the style in their cubic massing and low-pitched hipped roofs and wide bracketed friezes supporting broadly projecting eaves. The Godfrey house is particularly distinguished by its elegant, highly ornamented front porch and paneled widow's walk atop the roof. The Bristol House features a particularly notable Italianate style entrance hood, projecting bay window and decorative side porch.

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Other manifestations of the Italianate style in Lima are seen in the simple ornamentation of more traditional house forms, particularly the standard two-story, three-bay, side- or center-hall form with gable end to the street so common during the Federal and Greek Revival periods. The buildings are embellished with Italianate style woodwork in gable ends, friezes above door and/or window openings and/or on porches. Entrance hoods consisting of scrolled consoles with or without pendants are often the only evidence of Italianate design for many of these houses. Several examples of this type are found on West Main Street, none of which survives intact.

Less traditional, more Picturesque house forms gained widespread popularity during this period, particularly the two-story L-shaped form with low-pitched hipped or cross-gable roofs. Again, friezes, door and window openings and porches were usually embellished with Italianate style ornamentation. Examples are scattered throughout the multiple resource area; none appears to survive intact.

The influence of the Italianate style is also seen in older buildings that were remodeled during the 1860s or 1870s. The aforementioned dwellings at 1818 and 1850 Rochester Street reflect this common occurrence. The Draper House may also exemplify this practice. Characterized by a traditional two-story, three-bay, side-hall facade with its gable end oriented towards the street, the Draper house may be an earlier building that was upgraded in the 1860s with a veneer of fashionable Italianate style ornamentation, most notably its elaborate entrance hood, decorative lintels above windows and bull's-eye window in the front gable end. Located in the fashionable Rochester Street residential neighborhood (just north of the Lima Village Historic District), the Draper House remains a significant example of mid-nineteenth century, Italianate style architecture in the village of Lima.

### 8. Late nineteenth century remodelings of older buildings; 1860s - 1880s

Like the aforementioned Draper House, a number of other buildings included in the multiple resource area nomination also illustrate the practice of tasteful remodeling older buildings. Generally altered during the third quarter of the nineteenth century, most incorporate elements of the Gothic and/or Italianate style, often resulting in virtually "new" buildings with eclectic, highly Picturesque characters. The previously mentioned Zebulon Moses Farmhouse, a rural vernacular farmhouse

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believed to date from the Federal period, received extensive alterations in the Picturesque tradition with the addition of a prominent front cross gable with a Gothic-arched window and front and side porches with elaborate Italianate-inspired ornamentation. The Thomas Peck Farmhouse, a massive and elegant Federal style limestone farmhouse built in the 1810s, was substantially altered by a New York City gentleman/artist who converted the building into a fashionable Victorian summer retreat (and, later, year-round retirement house) with full complement of Victorian outbuildings befitting a wealthy gentleman's estate.

Two very early nineteenth-century dwellings associated with one of Lima's founding families (the Warners) were also remodeled during the third quarter of the nineteenth century. The Asahel Warner House, a massive frame house on West Main Street beyond the western fringes of the village, received a decorative veneer of lintels and a bull's-eye window in the front gable end. In addition to its significance as an intact example of nineteenth-century vernacular domestic architecture in Lima, the dwelling is also significant because it has a masonic hall in its attic story. Substantially intact, the large open meeting hall features a canopied dais flanked by built-in wooden benches. The walls were covered during the early twentieth century with tongue-and-groove paneling; thus, it is not known if any masonic motifs (e.g., painted plasterwork) survive.

The Matthew Warner House, built ca. 1806 on the eastern edge of the village (although there was no village at the time it was built), was originally a fashionable, early Federal style dwelling with a typical two-story, five-bay, center-hall form with brick interior end chimneys. It was later upgraded with the addition of a Picturesque front cross gable and highly ornamented porch, thus giving it its present Victorian character. The building was again remodeled during the early twentieth century, with the enclosure of the side porch and the addition of a large plate glass window. The interior was also partially remodeled with a variety of Colonial Revival style features. Thus, in its final form, the building achieves significance as a fashionable late nineteenth/early twentieth century brick dwelling in the village of Lima. (Evidence of its 1806 origin include the extremely wide, random width floorboards in the second-story room above the west wing, doors with original latches on the second floor and the large brick cistern in the basement.)

The Martin Farm Complex is perhaps the most dramatic example of late nineteenth-century remodeling. Originally believed to

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have been a small vernacular Federal/Greek Revival style farmhouse with a standard one and one-half story, three-bay-wide main block, the farmhouse was greatly expanded and modernized in the 1870s in the Italian Villa mode. The building embodies the distinctive features of the period and style, including a Picturesque, asymmetrical configuration, a massive three-story, off-center tower and profusion of elaborate, finely crafted woodwork. The farm complex was also greatly enlarged during the late nineteenth century. Although several early- to mid-nineteenth century utilitarian support structures do survive, the overall character of the outbuilding complex (best exemplified by the brick office building with polychrome slate mansard roof and attached pergola) is more in keeping with a wealthy gentleman's farm estate than with the subsistence farming that undoubtedly characterized the property before its major alterations.

With the removal of Genesee College to Syracuse in the 1870s and the continued absence of rail service, growth in Lima slowed considerably during the last quarter of the century. (Compounding Lima's particular difficulties during the 1870s was the nation-wide Panic of 1873, which virtually halted all building activity across America for nearly five years.) Several large-scale building projects had occurred in Lima during the early 1870s, including, most notably, the construction of both the Lima Presbyterian Church (Lima Village Historic District) and St. Rose Roman Catholic Church (NR: 8/25/88). Little other new construction occurred; thus, there is a notable lack of late Victorian architecture (such as the High Victorian Gothic, Second Empire, Eastlake, Stick Style and Romanesque Revival styles) in the community. There was one Second Empire building, a one and one-half story brick dwelling at 7168 West Main Street. It was lost in the late 1890s and the James H. Crouse House (currently under consideration; see below) was built on the site. The only other evidence of the influence of the Second Empire style is found at the Martin Farm Complex: the rear wing of the farmhouse and the detached office building display slate-covered mansard roofs, the hallmark of the style.

There are several buildings in Lima (none of which appears to meet the National Register criteria) that evince an eclectic blend of High Victorian Gothic and Stick style motifs. The best example is the large brick residence at 1075 Rochester Street at the extreme northern edge of the town. Located in an idyllic setting beside a wide creek complete with waterfalls, the cruciform house has steep cross-gable roof and two pointed wall dormers embellished with characteristic cross bracing and segmentally arched windows. One of its two originally

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symmetrical porches has been enclosed and a prominent second story oriel window removed; in its present condition, the building does not appear eligible.

Several more vernacular examples of the High Victorian Gothic/Stick style are also found in Lima, as at 7356 East Main Street. Two and one-half stories in height with a decorative scissors truss in the front gable end, the house is similar to four other dwellings that presently lack any characteristic gable trim. Archival photographs in the collections of the Lima Historical Society indicate one of these structures originally featured trim identical to that which remains on the aforementioned house, which suggests that the appearance of the other dwellings of similar form may once have been the same.

**9. Late-nineteenth century domestic architecture: the Queen Anne style**

There are approximately nine examples of the Queen Anne style in Lima, seven of which are located on Main Street in the village and only two of which retain sufficient integrity to be included in the present nomination. They are the William L. Vary House and the Harden House. (A third, the Gilbert-Doran House, was destroyed by fire during the final stages of the nomination process.) In general, all of Lima's Queen Anne style buildings display a variety of features associated with the nationally popular style, including Picturesque asymmetry, irregular configurations, multi-gabled roofs with prominent cross gables, pavilions and/or towers, porches, verandahs and/or balconies, irregular fenestration and varying degrees of decorative woodwork.

The most exuberant example of the style is the Vary House (ca. 1885) at 7378 East Main Street, with its asymmetrical plan, cross gables decorated with shingles and wooden latticework designs, paneled and corbelled brick chimneys, double-oriel window, full-width front porch with carved corner brackets and spindle frieze, shingled window canopies, canted corners and porte-cochere. The house at 7346 East Main Street (ca. 1890), though slightly smaller in scale, is remarkably similar to the Vary House in overall form, gable treatment, canopies, and porch design. (Alterations have compromised its original integrity.) The ca. 1887 Gilbert-Doran House at 7353 East Main Street was also of massive, asymmetrical form and featured distinctive roof cresting, paneled brick chimneys, shingle-clad cross gables, and single-pane sash surrounded by characteristic small, square, colored glass panes. Less flamboyant than both the Vary and

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Gilbert houses, but with similar decorative shingles and gable treatment, is the house at 7436 East Main Street. Archival photographs indicate the home at 7193 West Main Street was also very similar to the Vary and Doran Houses, but loss of its porch and other alterations have severely compromised its integrity. Likewise, much of the abundant exterior decoration associated with the substantial Queen Anne farmhouse located at 1497 Bragg Street was eliminated during application of artificial siding. None of these three buildings are included in the present proposal, although the farmhouse at 1497 Bragg Street is currently under further investigation.

The Harden House at 7343 East Main Street, smaller in scale and less exuberant in ornamentation than the previously cited examples, is nonetheless a significant example of late nineteenth century domestic architecture in the Queen Anne style. It is distinguished by pyramidal and gable roofs and projecting bays. The second-story gable windows are embellished with swan's neck scrollwork above a carved panel with a sunburst motif, and there is an oval window with an Omega surround set in a side wing.

Houses of such grandeur, in terms of both scale and detailing, were obviously the work of a master builder of great skill. It is believed that all of the aforementioned houses were constructed by the Pierce brothers of Honeoye Falls, thought to be the sons of the aforementioned Martin Pierce, who may have left his mark on several of Lima's Greek Revival style buildings. The Pierce brothers are known to have constructed many of the late nineteenth-century houses in nearby Honeoye Falls.

Approximately seventeen other vernacular Queen Anne-inspired houses are scattered throughout the village and town. The features most common to all are their asymmetrical configurations and the use of large panes of glass surrounded by smaller panes in various patterns. Also, decorative treatments to gable ends reflect the influence of the Queen Anne style. As undistinguished or extensively altered examples, none appears to meet National Register criterion C.

A number of older dwellings were also remodeled during the last decades of the century with the addition of Queen Anne style decorative features such as turned porch posts and spindle work railings. A typical example of such a modernization is the house at 7926 East Main Road. It features a large Queen Anne porch with porte-cochere, not unlike that seen on the Vary House, and has an oriel window added where the original front entrance was

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originally located. (This dwelling is currently under further investigation.)

Lima has more than thirty other nineteenth-century dwellings that are so devoid of detail as to be classed only as nineteenth-century vernacular. Because of their lack of an identifiable context, these buildings have not yet been intensively surveyed. If and when more contextual information on the group becomes available, the buildings will be further investigated and evaluated.

**10. Historically significant illustrations of farms in Lima during the nineteenth and early twentieth centuries:**

Many of the nominated resources in the rural township included in the present proposal retain significant collections of farm-related support structures and/or remarkably intact rural agrarian settings. Thus, these properties are additionally significant under criterion A as important illustrations of broad patterns of agricultural development in the community. In most cases, extensive information has been gathered about the original boundaries of the farmsteads as well as subsequent increases and decreases in their sizes; thus, we are able to understand the patterns of settlement and land use in Lima throughout the nineteenth and twentieth centuries. Extensive information is also available about the specific crops and breeds of livestock raised on most of these properties; thus, various groups of specialized outbuilding types (e.g., pig pens, smoke houses, root storage buildings, etc.) can be identified in the community. Furthermore, the locations and orientations of outbuildings (or clusters of support structures) provide important information about a variety of aspects of nineteenth-century farm life in western New York. Lastly, the largely intact surroundings of these farmsteads enhance the properties' integrity of setting, location, feeling and association. Thus, wherever possible, the largest extent of intact historic farmland has been included within the boundaries of each of the nominated properties. The following properties were found to be significant for their association with the history of farming in Lima:

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Leech-Lloyd Farmhouse  
Markham Cobblestone Farmhouse and Barn Complex  
Ganoung Cobblestone Farmhouse  
Ogilvie Moses Farmhouse  
Clark Farm Complex  
Godfrey House  
Martin Farm Complex  
Thomas Peck Farmhouse  
Zebulon Moses Farmhouse

See Item 8, Part 1 (pp. 20-26) and individual Building/Structure Inventory Forms for detailed discussions of the history of farming practices in the multiple resource area and how each property fits within the larger context.

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There are several significant examples of turn-of-the-century and early twentieth century domestic architecture in Lima that appear to meet the National Register criteria. However, the context for such buildings has not been completely developed nor have the individual properties been fully evaluated within the applicable contexts. Thus, they are not included in the present nomination. The following summary is provided only as a broad overview of the themes and types of resources that have been identified and thus may serve as a basis of comparison with Lima's nineteenth-century domestic architecture and as an outline of the properties that eventually will be nominated if and when sufficient information becomes available to substantiate their significance.

The Colonial Revival style gained popularity in Lima, as elsewhere, at the turn of the century. Two significant examples survive intact in the fashionable Rochester Street residential enclave and are included in the Lima Village Historic District. They are the McKenzie House at 1858 Rochester Street and the Chappell House at 1830 Rochester Street. Far grander in terms of scale and decoration is the James H. Crouse House at 7168 West Main Street, the ca. 1900 estate of one of Lima's foremost landlord farmers.

The California Craftsman bungalow style, popularized by the Greene brothers, is embodied in two outstanding examples of the period and style: the house at 7439 East Main Street, built ca. 1916 for the superintendent of the Lima-Honeoye Falls Electric Light Railroad Company, and the house at 7446 East Main, built

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ca. 1926 for a superintendent at the nearby Porcelain Insulator Company.

Twelve typical American Four Squares, eight of which are located in the hamlet of South Lima, are also located in the multiple resource area. As noted earlier, the early twentieth century was a period of great prosperity in South Lima, and therefore most of the hamlet's built environment dates from this time. Of particular interest is the concrete block Four Square on the north side of South Lima's main thoroughfare: this building material and construction technique as represented in Lima is currently under further investigation.

Lima has none of the other Romantic Spanish Colonial, Dutch Colonial, or Tudor Revival styles so popular in the American suburbs during the first quarter of the nineteenth century. It was not until after World War II that widespread new construction began again with the opening of High Street and later Kober, Mc Donald, and Ziegler Drives, and Eastwood Heights in the village. Post-1950s construction in the village and town includes more than two hundred ranches, about sixty split-levels, fifty neo-Colonials, twenty-five Cape Cods, and thirty contemporaries, making the building fabric of the last forty years about equal to that which exists from the first one hundred fifty years of building. Fortunately, much of Lima's newer construction has occurred in relatively discreet concentrations of modern development rather than widespread development of the community's open land. It is remarkable that even with this degree of new construction much of the views from and settings of Lima's nineteenth-century historic resources are relatively unchanged.

The attached New York State Building/Structure Inventory Forms provide detailed information on the particular significance of each individual property.

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Endnotes

1. James H. Smith, History of Livingston County, NY (Syracuse, NY: D. Mason and Co., 1881), 472.
2. Lewis Henry Morgan, League of the Iroquois (Rochester, NY: Sage & Brother, 1851; reprint, Secaucus, NJ: Corinth Books, Inc., 1962), 4, 9, 38-39. The Lima Historical Society is grateful to Dr. Martha Sempowski, Research Fellow, Rochester Museum and Science Center, for her narrative on Seneca history in this account.
3. This sequential pattern of village movement was first proposed by Frederick Houghton in "The Seneca Nation from 1655-1687 A.D.," Bulletin of the Buffalo Society of Natural Sciences 2 (1912), and later explored and documented by Charles F. Wray and Harry L. Schoff in "A Preliminary Report on the Seneca Sequence in Western New York (1550-1687)," Pennsylvania Archaeologist 23, 2 (1953), and Wray in Manual for Seneca Archaeology (Honeoye Falls, NY: Cultures Primitive, 1973).
4. Charles Hayes, "Newly Exposed Graves at the Lima Site," Morgan Chapter Newsletter 6 (1966).
5. Edith Van Wagner, Agricultural Manual of New York State, Arranged by Counties (Albany: State of New York Division of Agriculture, Department of Farms and Markets, 1922), 398. For a different, earlier view on the amount of land cultivated by the Senecas in this region, see O. Turner, History of the Phelps and Gorham Purchase and Morris Reserve (Rochester, NY: William Alling, 1851; reprint, Geneseo, NY: James Brunner, 1976), 128.
6. Turner, Pioneer Settlement, 130.
7. Genealogical information on the Moses family has been compiled by Dorothy G. Shamblin, Oxford, MI. Photocopies of her research are in the collections of the Lima Town Historian.
8. Smith, History of Livingston County, 470; "Death of a Revolutionary Veteran," Rochester Daily Democrat (18 January, 1847), 2:2; Biographical Review of Livingston and Wyoming Counties (Boston: Biographical Review Publishing Company, 1895), 238.
9. See descriptions of the route of Sullivan's campaign in Turner, Pioneer Settlement, and maps of Seneca trails in Morgan, League of the Iroquois.

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10. See Whitney R. Cross, The Burned-Over District: The Social and Intellectual History of Enthusiastic Religion in Western New York (Ithaca, NY: Cornell University Press, 1950) 6: "Western New York drew its population chiefly from hill-country New England. Bostonians, even at this early date, seldom budged without serious provocation. The number interested in leaving the prosperous lower Connecticut Valley was likewise negligible. A reasonable proportion of Rhode Islanders and New Hampshire folk chose to move, but an overwhelming majority hailed from the western hills and valleys. Litchfield County in Connecticut, Berkshire in Massachusetts, and the western tier of Vermont counties led all in Yankeedom in 'go-outers'".

11. Record of Deeds, Liber one, page one, Ontario County Court House, Canandaigua, NY.

12. Turner, Pioneer Settlement, 376.

13. Mabel Furner Jenks, The Crossroads of Western New York: Lima, 1788-1964 (n.p., July 1964), 10.

14. Turner, Pioneer Settlement, 480; Heads of Families at the First Census of the U.S. Taken in the Year 1790 (Genealogical Publishing Company, 1966), 138.

15. Liber 5-385, 2-61, 2-11; Liber 2-161; Liber 3-289; Liber 5-140, Ontario County Court House, Canandaigua, NY.

16. Liber 1-99, 101, 192, 196 and 204, Ontario County Court House, Canandaigua, NY.

17. Ontario Court of General Sessions of the Peace, November term, 1796.

18. Guide of Unconsolidated Laws of the State of New York, 1810.

19. Liber 1-350, 1-353; Liber 2-227, Ontario County Court House.

20. Census of the State of New York for 1845 (Albany, NY: Carroll and Cook, 1846).

21. Jenks, Crossroads, 9.

22. These maps are in the collections of the Livingston County Historian, Geneseo, NY.

23. Amos L. Kreiger, Sesquicentennial Souvenir Program and History, Town of Mendon (O'Brien Bros. Printing Co., Inc., Honeoye Falls, NY, 1963), 9.

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24. Jenks, Crossroads, 12.
25. J.H. French, Historical and Statistical Gazetteer of New York State, 1860 (1860; reprint, Interlaken, NY: Heart of the Lakes Publishing, 1980), 384; Jenks, Crossroads, 33; notes of former historian George Peters, in "Businesses" Files, collections of Lima Town Historian.
26. George W. Atwell, "The Town Names of Livingston," Livingston County Historical Society Thirty-sixth Annual Meeting, Avon, January 16th, 1912, (Nunda, N.Y.: W.B. Sanders, 1913), p. 19-20; Jenks, Crossroads, 10.
27. Horatio Gates Spafford, Gazetteer of the State of New York (Albany, NY: H.C. Southwick, 1813), 225.
28. Undated notes in the "Transportation" file of the Lima Town Historian.
29. Turner, Pioneer Settlement, 503.
30. Turner, Pioneer History, 562-63, and Sesquicentennial History of the Town of Brighton, Monroe Cty., N.Y., 1814-1864, 13.
31. Smith, History of Livingston County, 475-476.
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81. Jenks, Crossroads, 20; Interview with William Maloy, 18 August, 1987.
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Lima MRA Livingston County, NEW YORK

Date Listed

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|--|----------------------------------|--|-----------------------|---------|
| COVER  | <del>Substantive Review</del>    |  | <i>Boyd L. Savage</i> | 8/31/89 |
| 1. Alverson--Copeland House                        | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 2. Barnard Cobblestone House                       | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 3. Bristol House                                   | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 4. Cargill House                                   | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 5. Clark Farm Complex                              | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 6. Dayton House                                    | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 7. DePuy, William, House                           | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 8. Draper House                                    | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 9. Ganoung Cobblestone Farmhouse                   | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 10. Godfrey House and Barn Complex                 | <del>Substantive Review</del>    |  | <i>Boyd L. Savage</i> | 8/31/89 |
| 11. Harden House                                   | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 12. Harmon, William, House                         | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 13. Leech--Lloyd Farmhouse and Barn Complex        | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 14. Leech--Parker Farmhouse                        | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 15. Markham Cobblestone Farmhouse and Barn Complex | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 16. Martin Farm Complex                            | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 17. Morgan Cobblestone Farmhouse                   | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 18. Moses, Ogilvie, Farmhouse                      | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 19. Moses, Zebulon, Farm Complex                   | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |
| 20. Peck, J. Franklin, House                       | Entered in the National Register |  | <i>Helena Byrum</i>   | 8/31/89 |

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		Date Listed
21.	Peck, Thomas, Farmhouse Entered in the National Register	Melrose Byers 8/21/89
22.	School No. 6 Entered in the National Register	Melrose Byers 8/31/89 Eligible
23.	Smith, Dr. Justin, House Entered in the National Register Substantive Review	<del>OUT OF OWNER OBJECTION</del> Determined Eligible Beth J. Savage 8/31/89
24.	Spencer House Entered in the National Register	Melrose Byers 8/31/89
25.	Stanley House Entered in the National Register	Melrose Byers 8/31/89
26.	Vary, William L., House Entered in the National Register	Melrose Byers 8/31/89
27.	Warner, Asahel, House Entered in the National Register	Melrose Byers 8/31/89
28.	Warner, Matthew, House Entered in the National Register	Melrose Byers 8/31/89