

5.0 SUMMARY AND RECOMMENDATIONS

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5.0 SUMMARY

Summary of Findings –

This Intensive Level Historic Resources Survey of selected properties in a section of the Village of Brockport compiles into one document information from multiple previously prepared resources. The purpose of this project has been to guide the Village of Brockport Historic Preservation Board in fulfilling its responsibility “to identify the Village's significant historic and architectural resources, (and) initiate the designation process of Village landmarks and historic districts...” in order to “protect from destruction or insensitive rehabilitation, buildings and neighborhoods in the Village which have special historic, architectural and cultural character.”

This Intensive Level Historic Resources Survey consisted of three streets on the west side of Brockport: Clinton St, College St, and King St. 49 parcels were surveyed resulting in identifying (3) previously NR-listed properties and 12 individually significant properties that meet the criteria for National Register listing.

During the survey work, a continuous collection of significant properties that would appear to be eligible for NR listing as a Historic District was not identified.

During the survey work, there was an area which contained a high number of contiguous buildings of moderate architectural distinction. This area appears to meet the Local Criterion for Designation as a Local Historic District based on their age, integrity of architectural features, associations with prominent citizens and similar styles, themes, or construction methods.

Summary of Recommendations –

The three principal steps of historic preservation are to *identify* historic resources, to *recognize* these resources officially, and to *protect* them from harmful changes. Undertaking these steps generally constitutes preservation planning. Specifically:

1. Previously NR-listed properties (3)- We recommend that any building which is already listed in the State and National Registers of Historic Places should be considered for local landmark designation, if not already designated. Local designation would provide for consultation with the Historic Preservation Board prior to exterior alterations for consistency with the Secretary of the Interior's Standards, an opportunity not available without local designation.
2. Individually Significant (I) / NR-Eligible Properties (12) – We recommend that any building identified as Individually Significant be further evaluated for potential nomination to the State and National Registers. Any building in the list below which is identified as individually NRE should also be considered for local landmark designation, if not already designated.




3. **Locally Significant Properties** - We recommend that the creation of locally-designated Historic Districts be considered. Locally designated historic districts will help the community and residents meet many of their goals for protecting and enhancing the unique character of their historic neighborhood.

4. **Public Outreach/Education** - For preservation to be successful in any community, it must have strong support from residents. Often, valuable community assets are taken for granted and overlooked by residents who pass by them every day. As the adage goes, "a fish doesn't know there is water because it is swimming in it." Gaining public support for preservation efforts requires a coordinated partnership of residents, community leaders, businesses and others to understand the value of protecting existing resources. Preservation can serve an important civic and economic role in communities, as it can foster civic pride and the investment of economic and political resources which can help to stabilize a community.

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5.1 PREVIOUSLY NATIONAL REGISTER-LISTED PROPERTIES

The following buildings, which are noted as Previously National-Register Listed (L) on the Annotated List (Section 4), were confirmed as being listed in the State and National Registers after reviewing information available on the SHPO's Cultural Resource Information System (CRIS). Any building in the list below which is identified as Listed should also be considered for local landmark designation, if not already designated.

ADDRESS: 60 Clinton Street	TAX ID: 068.52-2-1.1	DATE OF CONSTRUCTION: 1850-1852	SIGNIFICANCE: L – Previously NR Listed Potential local historic district (Canal-era buildings)
CONDITION: Fair		NAME: WHITESIDE, BARNETT & CO AGRICULTURAL WORKS	
		DESCRIPTION: 2-story side gable Medina sandstone former industrial building; partially covered with asbestos shingle siding, asphalt shingle roofing, irregular fenestration, boarded up windows and doors. USN 05541.000005 Designated individual local landmark	
ADDRESS: 70 Clinton Street	TAX ID: 068.52-2-1.2	DATE OF CONSTRUCTION: Ca. 1830s/ ca.1900s alterations	SIGNIFICANCE: L – Previously NR Listed Potential local historic district (Canal-era buildings)
CONDITION: Excellent		NAME: Office, Monroe County Canning Co. (1927)	
		DESCRIPTION: 1 1/2 story gable-on-hip roof Medina sandstone house; Medina sandstone foundation, asphalt shingle Mansard-type roof, round arch stucco door opening, contemporary entry door and sidelites, 1/1 double hung vinyl windows, hipped roof dormers. USN 05541.000194	
ADDRESS: 75 College Street	TAX ID: 068.16-1-2	DATE OF CONSTRUCTION: Ca. 1860s	SIGNIFICANCE: L – Previously NR listed Designated local landmark
CONDITION: Excellent		NAME: Alumni House SUNY Brockport	
		DESCRIPTION: 2 1/2-story mansard roof frame house with Italianate styling; raised stone foundation, wood clapboard, slate roof. Half-width wrap-around open entry porch with square supports and decorative brackets, door surround includes transom and sidelites, 1/1 wood sash double hung windows typical with decorative hood molds. Bracketed cornice and gable dormers at mansard roof level. USN 05541.000079	

5.2 NATIONAL REGISTER DESIGNATION

The National Register of Historic Places is the official list of the nation's properties that are officially designated as worthy of preservation, including archeological or historical sites, districts, buildings, structures, or objects. Of the millions of buildings across the country, only approximately 90,000 are listed on the National Register, making it an exclusive list of the most significant buildings. The list is maintained by the National Park Service (NPS) under the U.S. Department of the Interior. At the state level, the program is administered by the Office of Parks, Recreation, and Historic Preservation (OPRHP), which also oversees the State Register of Historic Places. OPRHP uses the same criteria for evaluating eligibility of historic properties for the State Register as are used for the National Register; typically, if a property is listed on the National Register it is already listed on the State Register as well.

Listing on the State and National Registers offers many benefits to property owners. It helps to bolster pride in the community's historic resources. Several grant programs are also available for National Register listed properties, which can aid in funding rehabilitation and restoration projects. One such grant program is the Environmental Protection Fund (EPF) that is administered by OPRHP. This program provides matching grants for work on historic properties owned by local governments and non-profit groups.

Another key benefit to listing on the National Register is access to rehabilitation tax credit programs. Presently, New York State offers a tax credit program under which eligible residential property owners who wish to rehabilitate and repair their historic house are eligible for a credit of 20% of the costs of pre-approved, qualified rehabilitation expenditures of projects costing more than \$5,000. The substantial rehabilitation of a commercial structure can be eligible for federal and state tax credits of a combined 40% of qualified rehabilitation expenditures. Both the state commercial and residential tax credit programs require that the property be listed as an individual building or as contributing to a historic district on the State and National Registers. The property must also be in a qualified census tract. The Village of Brockport contains qualified census tracts, thus the missing component for taking advantage of these historic preservation tax credit programs is National Register listing. These tax credit programs can put money back into the pockets of owners of historic properties who seek to care, restore, repair and maintain their historic buildings, offering an important financial incentive to promote preservation.

State and National Register listing does not add new restrictions with the owner's rights to alter, manage, or sell the property. An owner of a National Register listed property may even demolish their listed building, so long as they utilize their own funding to do so. Listing can provide a measure of protection from state and federally funded, assisted or licensed projects. National Register listing, or even just the determination that a property is eligible for National Register listing, identifies a property as one whose architecture and/or historical significance and value must be considered in planning by these agencies and by communities using state or federal funds. Governmental

agencies are required by law to assess the impact of their projects, such as road widening or bridge replacement, on historic resources which may be impacted by such work. Listing on the State and National Register brings a higher level of review and sensitivity towards future projects.




More benefits of State and National Register listing are described in the section following about Local Landmark and Historic District designation.

5.3 KEY INDIVIDUAL PROPERTIES


Among those buildings which are identified as Individually Significant (I) on the Annotated List (Section 4), several stand out as notable historic properties. Each building identified as Individually Significant appears to meet the National Register Criterion for Evaluation and may be eligible for individual nomination to the State and National Registers. Any building in the list below which is identified as individually NRE should also be considered for local landmark designation, if not already designated.

ADDRESS: 41 Clinton Street	TAX ID: 068.52-4-5	DATE OF CONSTRUCTION: Ca. 1840s	SIGNIFICANCE: I – Potentially NRE Potential local historic district (Canal-era buildings)
CONDITION: Fair		NAME:	
		DESCRIPTION: 2-story side gable brick double house with vernacular styling; brick foundation, asphalt shingle roof, 2 front entry doors, 9/9 wood sash double hung windows, central chimney. USN 05541.000320	
ADDRESS: 45/47 Clinton Street	TAX ID: 068.52-4-4	DATE OF CONSTRUCTION: Ca. 1830s	SIGNIFICANCE: I – potentially NRE Potential local historic district (Canal-era buildings)
CONDITION: Good		NAME:	
		DESCRIPTION: 2-story front gable and wing brick house with Greek Revival styling; stone foundation, asphalt shingle roof. Historic paneled entry door with transom, sidelites and Greek key design above transom, secondary entry door at wing, windows generally 12/12 or 1/1 wood sash double hung, brick jack arches at window openings. Oval window at gable end and bracketed cornice. USN 05541.000069	

<p>ADDRESS: 24 College Street</p>	<p>TAX ID: 068.60-6-14</p>	<p>DATE OF CONSTRUCTION: Ca. 1880s</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Potential local College St historic district</p>
<p>CONDITION: Good</p>		<p>NAME:</p>	
		<p>DESCRIPTION: 2 ½ story cross gable frame house with Eastlake details; wood clapboard, asphalt shingle roof, wrap around open entry porch with square supports pedestals, contemporary entry door, mixture of straight and triangular pedimented hoods above generally 1/1 wood sash double hung windows, decorative bargeboards. Property includes a 1-bay, 2 ½ story gambrel roof barn converted to living space. USN 05541.000335</p>	
<p>ADDRESS: 25 College Street</p>	<p>TAX ID: 068.68-1-8</p>	<p>DATE OF CONSTRUCTION: Ca. 1870s</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Potential local College St historic district</p>
<p>CONDITION: Fair</p>		<p>NAME: Mary Jane Holmes House, “the Brown Cottage”</p>	
		<p>DESCRIPTION: 2 1/2-story front gable frame house with vernacular styling; Medina sandstone foundation, asbestos siding, asphalt shingle roof. Full width open entry porch with pediment, square columns, and wood railings, sidelites and paneled door, primarily 1/1 wood sash double hung windows. Paired round arched windows at gable end. Architecturally altered, but potential Criterion B for association with author Mary Jane Holmes. USN 05541.000336</p>	
<p>ADDRESS: 29/31 College Street</p>	<p>TAX ID: 068.68-1-7</p>	<p>DATE OF CONSTRUCTION: Ca. 1870s</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Potential local College St historic district</p>
<p>CONDITION: Good</p>		<p>NAME:</p>	
		<p>DESCRIPTION: 2-story side gable frame house with Italianate styling; foundation, asbestos shingle siding, asphalt shingle roof. Full width open entry porch with round columns, wood railings, and central gable, 2/2 wood sash double hung windows with flat hoods molds and brackets. Double brackets at cornice and cross gable dormers. USN 05541.000337</p>	

<p>ADDRESS: 32 College Street</p>	<p>TAX ID: 068.60-6-16</p>	<p>DATE OF CONSTRUCTION: Ca. 1860s</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Potential local College St historic district</p>
<p>CONDITION: Good</p>		<p>NAME:</p>	
		<p>DESCRIPTION: 2-story hipped roof frame house with Italianate styling; raised stone foundation, wood shingle siding, asphalt shingle roof. 1-bay recessed open entry porch with historic paneled coffin doors, windows are generally 1/1 wood sash double hung, 1st story bay window with 4/4 wood sash double hung windows and bracketed cornice. USN 05541.000338</p>	
<p>ADDRESS: 39 College Street</p>	<p>TAX ID: 068.68-1-5</p>	<p>DATE OF CONSTRUCTION: Ca. 1870s</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Designated local landmark Potential local College St historic district</p>
<p>CONDITION: Good</p>		<p>NAME:</p>	
		<p>DESCRIPTION: 2 ½-story cross gable frame house with tower and Italianate styling; raised foundation, wood clapboard, asphalt shingle roof. Round arch historic entry door with matching hoodmold, 2/2 wood sash double hung windows with architrave trim and decorative hood molds. Porthole window on gable end, 2nd story balcony and bracketed cornice. Property includes 2 ½-story barn USN 05541.000341</p>	
<p>ADDRESS: 40 College Street</p>	<p>TAX ID: 068.60-6-17</p>	<p>DATE OF CONSTRUCTION: Ca. 1850s</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Designated Local Landmark Potential local College St historic district</p>
<p>CONDITION: Good</p>		<p>NAME: Samuel Robbins House</p>	
		<p>DESCRIPTION: 2-story cross gable frame house with Greek Revival styling; stone foundation, wood clapboard, asphalt shingle roof. Hooded front entry, paneled door with sidelites, separate half-width open entry porch with round columns and wrought iron railings, 6/6 wood frame double hung windows throughout. Pilasters and frieze band, pediment gable end with fish scale shingles. USN 05541.00034</p>	

<p>ADDRESS: 45 College Street</p>	<p>TAX ID: 068.68-1-4</p>	<p>DATE OF CONSTRUCTION: Ca. 1880s</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Designated local landmark Potential local College St historic district</p>
<p>CONDITION: Good</p>		<p>NAME:</p>	
		<p>DESCRIPTION: 2 ½-story cross gable frame house with Queen Anne styling; stone foundation, wood clapboard, asphalt shingle roofing. 1-bay open entry porch with spindlework supports and frieze, historic double entry doors, 1/1 wood sash double hung windows with flat moldings, 2nd story cutaway bays with brackets, fish scale shingles on gable ends. Property includes 2 ½-story barn. USN 05541.000342</p>	
<p>ADDRESS: 56 College Street</p>	<p>TAX ID: 068.60-6-20</p>	<p>DATE OF CONSTRUCTION: Ca. 1860s</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Potential local College St historic district</p>
<p>CONDITION: Good</p>		<p>NAME: Lucius T. Underhill House</p>	
		<p>DESCRIPTION: 1 ½-story mansard roof brick house with tower and Italianate styling; raised stone foundation, asphalt shingle roof. 1-bay open entry porch with square columns and arches, entry door with multiple lites, fanlight and sidelights, tall 1/1 double hung window with stone segmental arch hood molds. Stone quoins at corners and bracketed cornice. USN 05541.000070</p>	
<p>ADDRESS: 32 King Street</p>	<p>TAX ID: 068.52-4-28</p>	<p>DATE OF CONSTRUCTION: Ca. 1863-64</p>	<p>SIGNIFICANCE: I – Potentially individually NRE Potential King Street local district</p>
<p>CONDITION: Good</p>		<p>NAME: Former Baptist Church/Monroe Lodge IOOF/former Grange Hall</p>	
		<p>DESCRIPTION: 1-story temple-front building with Greek Revival styling; aluminum siding, asphalt shingle roof. Recessed entry with 2 large transom-lites over door. 4/4 wood sash double hung windows with multicolored lites. Pediment at gable end. USN 05541.000327</p>	

ADDRESS: 46 King Street	TAX ID: 068.52-4-31	DATE OF CONSTRUCTION: Ca. 1840s	SIGNIFICANCE: I – Potentially individually NRE Designated local landmark
CONDITION: Fair		NAME:	
		DESCRIPTION: 2-story 4-rank side gable brick house with transitional Greek Revival and Italianate styling; stone foundation, asphalt shingle roof. Bracketed cornice hood over entry door, glass block transom and single sided sidelite. Screen door with louvered shutters. 6/6 wood sash double hung windows, taller on 1 st floor.	

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5.4 LOCAL HISTORIC DESIGNATION

To protect and preserve the unique historic and architectural character of this area of Brockport, CBCA recommends that the creation of a locally-designated Historic District be considered. A locally designated historic district will help the community and residents meet many of their goals for protecting and enhancing the unique character of their historic neighborhood.

The Village of Brockport has the authority to establish local historic districts under Chapter 58, Article III of the Village of Brockport Code. Under § 58-23:

- A. *Recognizing that the Village of Brockport's rich and varied history and vibrant present are evident in its commercial and residential buildings and surroundings and recognizing that the preservation, protection, enhancement and continued use of these structures and sites serves the best interest of all the people, this section is intended to:*
1. *Preserve, protect and promote the use of historic landmarks which reflect the Village's cultural, social, economic, political and architectural history*
 2. *Safeguard the property rights of owners.*
 3. *Stabilize and improve property values.*
 4. *Foster civic pride.*
 5. *Strengthen the economy.*
 6. *Protect and enhance the appeal of the Village for residents, tourists and visitors and for use in educational purposes.*
 7. *Encourage the harmonious, orderly and efficient growth and development of the Village.*
- B. *Historic Preservation Board. The Village Historic Preservation Board will identify historic landmarks and districts and will issue certificates of appropriateness. The Board shall be seven to nine members, all Village residents, including, to the extent available in the community, but not limited to as follows: one architect, two members of the Historical Society, one real estate broker, one member from the community at large, one attorney, one historian, one historic archaeologist and one prehistoric archaeologist. All members shall have a known interest in historic preservation and shall serve for terms of three years, provided that two of the initial members be appointed for terms of one year, two for a term of two years, and three for terms of three years, and that subsequent members shall be appointed for terms of three years.*
- C. *Designation of landmarks and historic districts.*
1. *For the purpose of effecting and furthering the goals and purpose of this section and the preservation, protection, perpetuation and use of landmarks and historic areas, the Historic Preservation Board shall select:*

- a. *Landmarks for designation which shall be identified by a description setting forth the general nature, characteristics and location thereof.*
 - b. *Historic districts for designation which shall be identified by a description setting forth the general nature, characteristics, location and boundaries thereof.*
2. *In identifying any area, place, building, structure or similar object as a landmark, the Historic Preservation Board shall apply one or more of the following criteria:*
- a. *It possesses special character, historic or aesthetic interest or value as part of the cultural, political, economic or social history of the Village.*
 - b. *It is identified with an historic personage.*
 - c. *It embodies the distinguishing characteristics of an architectural style.*
 - d. *It exemplifies the cultural, economic, social or historic heritage of the Village.*
 - e. *It is the work of a significant designer, architect or builder.*
 - f. *It is an established and familiar visual feature of the neighborhood.*

While registering buildings on the State and National Registers will make property owners potentially eligible for grants and tax credit programs, it provides no protection from inappropriate and devastating alterations, renovations, replacements and even demolitions so long as the work is done utilizing private funds.

Protection from inappropriate and devastating alterations, renovations, replacements and even demolitions is established in the Village of Brockport Code with local landmark designation. All proposed exterior alterations to properties designated as local landmarks or in locally-designated historic districts must go for review by the Brockport Historic Preservation Board. The Board will review the proposed changes to the exterior of the building, and evaluate the modifications based on the Secretary of the Interior's Standards for Rehabilitation. This review process helps to protect historic buildings from irrevocable and irreversible harm, and can help to mitigate the further loss and loss of integrity of historic buildings in the Brockport survey area. Establishing a locally designated historic district as a companion to individual and district National Register listings will provide a greater level of protection from the further loss and alteration to both significant and marginal buildings included in its boundaries.

Establishing a local historic district will also help to create a "brand" and strengthen the identity of this specific Village of Brockport neighborhood. The neighboring City of Rochester has several local historic districts which demonstrate this phenomenon including the Brown's Race Historic District and the Grove Place Historic District, and the City of Buffalo has even more. Each neighborhood capitalizes on its status as a local historic district to create a unique sense of place, a clearly identifiable

neighborhood character and a unique historical and architecture locale. Benefits to creating a locally designated historic district include:

- **Local districts protect the investments of owners and residents.** Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.
- **Local districts encourage better design.** It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of appropriate materials, and greater public appeal within historic districts than in areas without historic designations by attracting investment in existing places
- **Local districts help the environment.** Historic district revitalization can, and should, be part of a comprehensive environmental policy.
- **The educational benefits** of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.
- **A local district can result in a positive economic impact from tourism.** A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas to attract tourist dollars makes good economic sense.
- **The protection of local historic districts can enhance business recruitment potential.** Creative companies seek communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.
- **Local districts provide social and psychological benefits.** A sense of empowerment and confidence develops when community decisions are made through a structured participatory process rather than behind closed doors or without public comment.¹

¹ Adapted from a document from the Georgia Alliance of Preservation Commissions. "Benefits of Local Historic Districts." Georgia Alliance of Preservation Commissions. Web. 8 July 2010. <<http://www.heritagesocietyaustin.org/BenefitsofLHDs.pdf>>.

5.5 PROPOSED LOCAL HISTORIC DISTRICTS

During the survey work, there was an area which contained a high number of contiguous buildings of moderate architectural distinction. This area appears to meet the Local Criterion for Designation as a Local Historic District based on their age, integrity of architectural features, associations with prominent citizens and similar styles, themes, or construction methods. Additional research may be needed to ascertain more exact construction dates, possible architects or builders and other information for the Local nomination; however, these findings should form a basis for the further investigation of key areas. Consultation with the Brockport Historic Preservation Board will also be required to make final determinations of eligibility of buildings within this proposed district.

There is the possibility of the Village to forward each Local Historic District to the National Park Service to request certification for tax purposes. If it is so certified, rehabilitations of these locally designated buildings may be eligible to take advantage of both the residential and commercial historic preservation tax credits, provided they meet all other necessary criteria for the programs.

5.5b COLLEGE STREET LOCAL HISTORIC DISTRICT



Figure 5- 1 Map of Proposed College Street Local Historic District

The proposed College Street Local Historic District incorporates roughly 19 parcels and is bounded by the Erie Street to the north, the NR-listed Main Street Historic District to the east, railroad line to the South, and the SUNY Brockport Campus to the west.

5.5c KING STREET LOCAL HISTORIC DISTRICT



Figure 5- 2 Map of Proposed King Street Local Historic District

The proposed King Street Local Historic District incorporates roughly 16 parcels on King Street which is bounded by the Clinton Street to the north, the NR-listed Main Street Historic District to the east, Erie Street to the South, and Utica Street to the west.

5.5d CANALSIDE WEST LOCAL HISTORIC DISTRICT

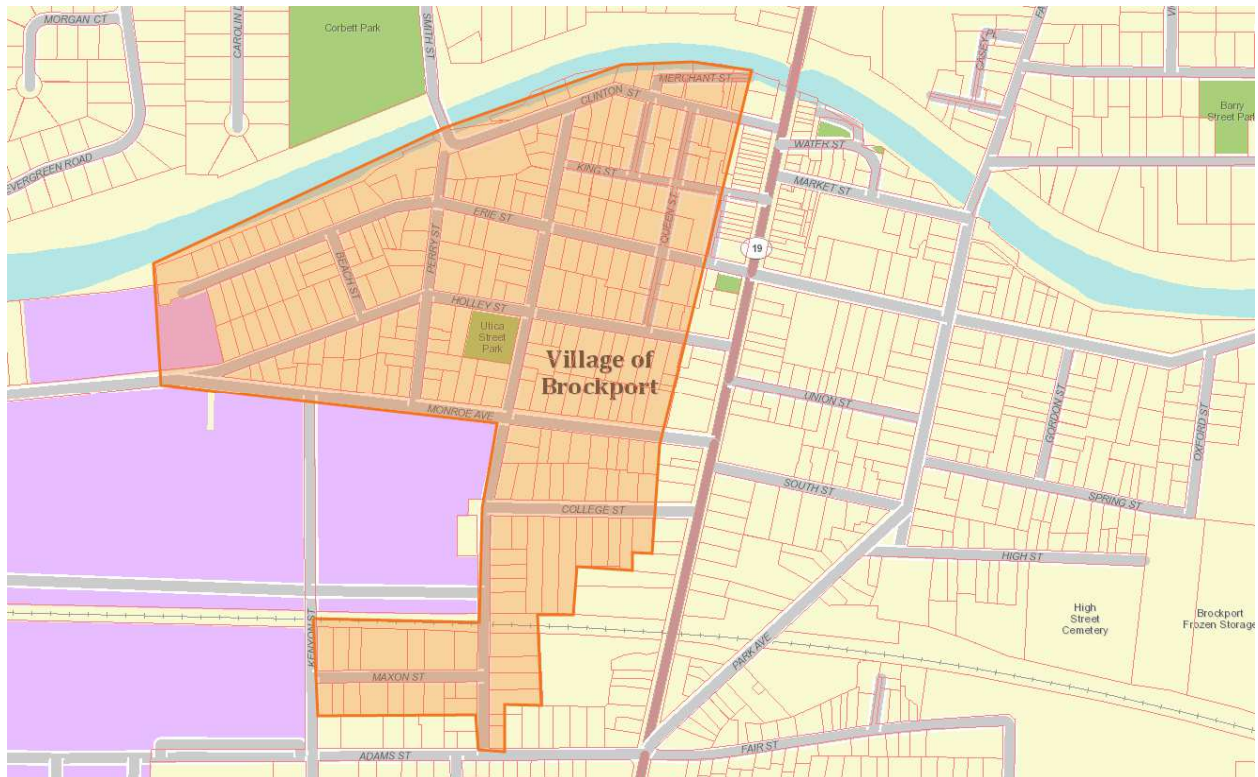


Figure 5- 3 Boundary of Proposed Canalside West Local District

The proposed Local Historic District incorporates roughly 270 parcels and is bounded by the Erie Canal to the north, the NR-listed Main Street Historic District to the east, Adams Street to the South, and the SUNY Brockport Campus to the west.

The proposed Local Historic District might be named the Canalside West Local Historic District in recognition of its Erie Canal-oriented origin, subsequent growth, and potential re-connection and relationship to the Canalway in the future. Another name may be the Westside Local Historic District, in recognition of its growth and change since its early canal origins, a large portion of which is related to the establishment and success of the SUNY Brockport campus, whose students, staff and faculty give vibrancy to this section of the Village.