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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name High and Locust Streets Historic District

other names/site number

2. Location

street & number 143 to 399 High St, 119 to 224 Locust Street, 23 to 54 Park Place, 23 to 43 Spalding St — N/A not for publication

city or town Lockport — N/A vicinity

state New York code NY county Niagara code 063 zip code 14094

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ national __ statewide _X_ local

Ruth L Pierpont DSHPO 9/18/14
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Joe Calson for Beall 11.19.14
Signature of the Keeper Date of Action

5. Classification

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

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
120	30	buildings
0	0	sites
0	0	structures
0	0	objects
120	30	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

4

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/residence

Current Functions
(Enter categories from instructions.)

DOMESTIC/residence

7. Description

Architectural Classification
(Enter categories from instructions.)

Greek Revival
Italianate
Queen Anne
Colonial Revival
Classical Revival
Bungalow/Craftsman/American Foursquare

Materials
(Enter categories from instructions.)

foundation: stone, brick, concrete
walls: stone, brick, wood, stucco, asbestos
shingle, aluminum, vinyl, fiberboard
roof: asphalt, metal
other:

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

Summary Paragraph

The residential neighborhood of the High and Locust Streets Historic District encompasses an area of approximately 38 acres and four residential streets centrally located, about a half mile south of the Erie Canal, within the city of Lockport, Niagara County, New York. The primary routes of the district include the east-to-west running High Street, crossed by Locust Street running northwest to southeast. The district consists of 82 contributing primary buildings, 37 contributing secondary buildings and four previously listed buildings, dating from the mid nineteenth century through the early twentieth century, featuring the Greek Revival, Italianate, Queen Anne, Shingle, Colonial Revival and Craftsman styles. There is a high level of overall integrity and cohesiveness of streetscape in this residential district, characterized by its gracious street width, mature growth tree canopy, gracious grass curbed lawns, pedestrian sidewalks, setbacks of houses and spacious widths of lots. High, Locust, and Spalding Streets are 66-feet wide. Park Place is 60-feet wide and Macks Alley is 20-feet wide. The setbacks of houses on High Street average forty-five feet from the curb. The defining residential streetscape is in noticeable contrast to the higher density, more urban environment of the mostly commercial Main and Market Streets to the north. The High and Locust Streets Historic District is a contiguous and largely intact historic residential neighborhood which represents the city's growth and prosperity as an industrial and manufacturing county seat during the mid-nineteenth century and through until World War II.

Narrative Description

The city of Lockport is the county seat of Niagara County, which is situated along the Erie Canal in western New York State. Niagara County is bounded by the Niagara River to the west and Lake Ontario to the north. The city of Lockport is 8.6 square miles in area and is bisected by the Niagara Escarpment, a long steep cliff separating areas of land at different elevations. The Erie Canal passes through the center of the city, traversing the escarpment through a series of locks.

The High and Locust Streets Historic District forms an intact residential area of roughly 38 acres within the central segment of the city, about a half of a mile south of the Erie Canal and the civic and business core of Main and Market Streets. Most of the resources were built in the mid to late nineteenth centuries and feature a variety of architectural styles from the 1800s. This area exhibits mostly free-standing, single-family homes of two stories or two and one-half stories. Frame dwellings dominate, although stone and brick masonry dwellings are also found. The quality of the architecture reflects the fact that High and Locust Streets were among some of the city's first most fashionable residential streets in the post-Civil War era. The areas

surrounding the district are mostly residential but have less integrity due to modified exteriors and prevalent modern infill.

High Street is on an elevation/ridge that is over 50 feet higher than the neighboring area of the city along Market Street at the Erie Canal, known as Lowertown. The ridge begins at South Transit Street and travels east, past the city and town boundaries, terminating at Hollenbeck Road in the town of Royalton. Within the district, the streetscape is characterized by a canopy of mature growth trees and pedestrian sidewalks. The portion of the streetscape to the east of Washburn Street retains a high level of integrity with extant portions of stone walkways, which preceded the modern concrete walks. High Street exhibits a broad range of mid-nineteenth century architecture, including the Greek Revival F.N. Nelson House at 387 High (ca. 1850); the Italianate style Calvin Haines/Alonzo J. Mansfield House at 185 High (ca. 1860s); and the National Register-listed Colonial Revival Chase/Crowley/Keep House at 327 High (ca. 1856-1857). High Street also features notable late-nineteenth and early twentieth century dwellings, predominately on the block to the east of Washburn Street on the north side and dispersed among the more grand houses. Examples include the Colonial Revival house at 257 High (ca.1875), the Shingle style houses at 300 and 306 High (ca. 1900s), the American Foursquare J. Dunville House at 233 High (ca. 1907), and the Craftsman style house at 372 High (ca. 1910).

Locust Street, a radial street that travels southeast from Main Street in the city's downtown commercial core, is largely characterized by its streetscape, which features a tree canopy of mature growth locust trees and gracious pedestrian sidewalks. The street features Victorian-era single family houses predominantly in the Queen Anne style. Many are comparable to the scale and grandeur found on High Street, such as the Ambrose S. Beverly House at 196 Locust (ca. 1875), the National Register-listed Thomas Oliver House/ Luther House at 175 Locust (ca. 1891-92) and the house at 178 Locust (ca. 1890s). Like High Street, Locust Street also features notable late-nineteenth and early twentieth century dwellings, such as the American Foursquare house at 190 Locust Street (ca. 1910) and a Craftsman style house at 165 Locust (ca. 1915).

Park Place and Spalding Street developed later and feature dwellings that are on smaller lots, smaller in scale and less grand than their counterparts on High and Locusts Streets. In the development of Park Place, the grass curb lawn was omitted and mature trees were not retained, perhaps already cleared for the L.A. Spalding estate, which preceded the streets' development. Portions of the streets do retain a high level of physical integrity and include several notable early twentieth century houses such as the Craftsman bungalows at 51 and 53 Park (ca. 1910s), the Craftsman style house at 23 Spalding (ca.1914) and the Colonial Revival house at 35 Spalding (ca. 1913).

Macks Alley runs between Spalding Street to the north and High Street to the south, along the rear property lines of the large residences along the east side of Locust Street. The alley provides access to secondary buildings to the rear of property lines. The street retains its historic red prick paving.

BUILDING LIST

HIGH STREET - SOUTH SIDE

143 High Street **ca. 1870**

John H. Buck House

Contributing primary building; contributing secondary building.

2-story 5-bay brick Italianate with full-width front porch with Ionic columns, turned balustrade and dentil molding on entablature. Windows feature pediment on console hoods. Double-leaf entry door. Eaves with bracketed cornice with frieze with small attic windows inserted between brackets. On north façade three central attic windows break the roof line with a slightly larger window. Cupola on hipped roof with round-headed windows and bracketed eaves. 2-story, 3-bay late nineteenth century frame carriage house with hipped roof. Mr. Buck was mayor of the city of Lockport from 1873-1874.

157 High Street **ca. 1860**

Robert H. James House

Contributing primary building.

2-story L-plan brick Italianate house with front-gabled wing intersected by hipped roof wing along north side of building. Segmental arch windows with brick hood molds; small entry porch at north features Roman Doric columns and entablature. 2nd floor features paired windows with pediment on console hood. East side features faceted bay with corbelled brick detailing and large wood brackets at corners. Bracketed cornice. Hyphen addition connects main house to an early twentieth century 2-story, 2-bay brick masonry garage. Mr. James was owner of the SCBJ amateur radio station.[1]

173 High Street **ca. 1860**

George R. Keep House (The Jenss House)

Contributing primary building; contributing secondary building.

2-story 4-bay hipped roof frame Italianate house with full-width front porch with Roman Doric columns. Turned balustrade at first level and also on second level. Wood 4-over-4 double hung sash windows with cornice; corner pilasters. Bracketed cornice with paneled frieze; side chimney stacks and roof deck. Wood clapboard sheathing. 2-story, 2-bay late nineteenth century carriage house with hipped roof, frame with wood clapboard siding and bracketed cornice.

185 High Street **ca. 1860**

Alonzo J. Mansfield House

Contributing primary building; contributing secondary building.

[1] *United States. Dept. of Commerce. Radio Division, Amateur Radio Stations of the U.S* (The University of California, 1920), 208, digitalized by Google April 22, 2010.

2-story, 3-rank hipped roof, stucco-over-stone Italianate house with small porch with composite columns and ornate bracketed entablature surrounding double-leaf entry door with elliptical fan light and elaborate tracery. 1st floor windows are flat headed with bracketed sill and detailed cornice; windows above are similar but round-headed. Cornice features attic windows, paired corner brackets with pendants. 3-bay 2-story late nineteenth century carriage house (now a garage) with hipped roof, corner quoins, bracketed cornice and wood sheathing. Mr. Mansfield was head of the A.J. Mansfield & Co., glass manufacturing company in the late 1800s and held a position on the Board of Directors of the Lockport and Buffalo Railroad Company. Mrs. Mansfield served as an officer of the Lockport Home for the Friendless[2].

187 High Street **ca. 1870**

Dr. Martin S. Kittinger House

Contributing primary building.

2-story T-plan front-gabled frame Italianate house. Polygonal bay with cornice on north façade; main entry in east façade in small tower with inset porch. Bonnet-top hoods on some 2nd story windows. Corner pilasters with capitals and brackets; bracketed eaves with frieze. Dr. Kittinger built a successful practice as a surgeon and ophthalmologist, serving as President of the Medical Society of the County of Niagara, and he also served on the Board of Directors for the Lockport Business Men's Association.[3]

211 High Street **ca. 1875**

M. W. Evans House

Contributing primary building; contributing secondary building.

2-story stone masonry hipped house with modest Spanish Eclectic detailing, square central block with wing; stone foundation, exterior stucco finish, asphalt shingle roofing. Fenestration is regular and typically features paired casement windows with transoms with deeply set jamb, 2nd story arched; shuttered. Early twentieth century single-story hipped roof frame garage with wood clapboard and asphalt shingle roof. Mr. Evans was a banker by trade.

217 High Street **ca. 1890**

Contributing primary building; non-contributing secondary building (outside period of significance).

2 ½-story frame gable-on-hip Queen Anne house with full-width front porch. Octagonal shape at porch west end with Ionic columns; entry door with side lights and segmental arched transom. Projecting 2-story bay features paired windows with pilasters and corner blocks. Gable dormer in roof features projecting window with 12-over-12 wood sash windows, scalloped panel below and bracketed panel. Roof gable with multi-light window below a sunburst panel. Barge-boards in each gable. Wood clapboard sheathing. Mid-twentieth century single-story, single bay front gable frame garage.

225 High Street **ca.1910-1914**

Contributing primary building; contributing secondary building.

2 ½-story frame Prairie style house with rectangular massing; rock-faced block foundation; wood clapboard siding, asphalt shingle roofing. Partial-width side entrance enclosed porch. Horizontal bands of paired and tripartite windows feature six-over-one double hung wood windows, shuttered. Prominent hipped dormers, wide eave open overhang. Early twentieth century single-story hipped roof frame garage.

233 High Street **ca. 1907**

[2] Pool, ed., *Landmarks of Niagara County,* 150.
[3] *Buffalo Medical Journal,* Volume 60 s.n. (Ann Arbor, MI: The University of Michigan Press, 1905), 190-191.

J. Dunville House

Contributing primary building; contributing secondary building.

2 ½-story random coursed ashlar stone American Foursquare house with full-width stone front porch. Wood entry door with sidelights. Recessed sleeping porch at second floor. Gable dormers. Bracketed eaves with exposed rafter tails at porch and roof. Early twentieth century single-story flat roof masonry garage. Mr. Dumville operated Dumville's brewery (est.1853) on Chestnut Street and served as a City Alderman and as a warden of the Protestant Episcopal Church.

251 High Street ca. 1880

Contributing primary building; non-contributing secondary building (outside period of significance).

2-story front-gable frame vernacular house with irregular massing; rubble stone foundation, wood clapboard siding, asphalt shingle roofing. Offset entrance door with small gable hood. Windows typically 2-over-2 double hung wood sash windows with wood storms intact, smaller awning units at gable end. Early twentieth century single-story front gable frame garage.

257 High Street ca. 1875

William Smith House

Contributing primary building; contributing secondary building.

2 ½-story side-gabled brick Colonial Revival house. Porch features Corinthian columns, modillioned cornice, turned balustrade and urns. Entry door features side lights and segmental fan light. 1st floor windows 6-over-1 double hung sash windows with flat arched stone header. Modillioned cornice at eaves. Front-gabled dormers with pilasters; outer dormers feature round headed multi-light windows, while larger central dormer features Palladian window. Late nineteenth century 1 ½-story front gable frame carriage house; wood clapboard siding, asphalt shingle roof, cupola, gable end features Palladian window.

263 High Street ca. 1888

Contributing primary building.

2-story 4-bay hipped roof frame Colonial Revival house with small pedimented entry porch with Roman Doric columns. Stone foundation. 1st floor with tripled wood frame sash 4-over-4 and 6-over-6 windows; 2nd floor features 6-over-6 sash windows. Central window accented with half-round fan light. Small fluted corner pilasters. Small Single-story wing to east with entablature at eaves and panel beneath 6-over-6 sash window. Wood clapboard sheathing.

275 High Street ca. 1880

C. M. Van Valkenburgh House

Contributing primary building; contributing secondary building.

2-story brick masonry Italianate house; ashlar stone foundation, asbestos shingle siding, asphalt shingle roofing. 3-rank central block with 2-rank wing massing. 1-bay wide entrance porch with metal supports, denticulated entablature and flat roof. Offset entrance with paneled door, flanking sidelights, and arched fanlight. Polygonal bay with bracketed cornice at wing. Fenestration features arched openings and 2-over-4 double hung and 2-light awning sash. Balconettes with decorative cast iron balustrade. Prominent hipped roof rectangular cupola with single and paired semi-circular arched windows. Low pitched hipped roof with wide eave overhang. Late nineteenth century 1 ½-story frame carriage house with cross-gable roof and cupola, quatrefoil windows.

283 High Street ca. 1875

William E. Jenney House

Contributing primary building.

2 ½-story frame house with modest Colonial Revival detailing; rubble stone foundation, wood clapboard siding, standing seam metal roof. Partial width front entrance porch features paired Roman Doric columns, plain wood balustrade and entablature. Offset entrance doorway features paneled sidelights and semi-circular arched fanlight. Fenestration is regular and typically features one-over-one Double hung sash with plain trim. Low pitched cross-hipped roof with wide eave overhang. Prominent hipped roof dormers with multi-light sash. Mr. Jenney was an undertaker and operated Jenney & Co.

327 High Street Lockport Presbyterian Home Complex (current name)

(3) Previously listed resources, (1) non-contributing ca. 2005 addition (outside period of significance)

Chase/Crowley/Keep House ca. 1856-1857 (Alterations ca. 1905)

National Register listed, 2008

2 ½-story Colonial Revival house with rectangular massing; stone foundation and watertable, random coursed Gasport limestone, asphalt shingle roofing. 5-rank facade features central entrance porch with Ionic column supports, turned balustrade and pediment. Paneled entrance door flanked by sidelights and elliptical fanlight with leaded glass. Symmetrical fenestration of 6-over-6 and 12-over-12 double hung sash with stone corniced lintels and sills. Hipped roof with deep overhang at closed eave. Small dormers with pediment and gothic sash windows.

Chase/Hubbard/Williams House ca. 1870 (Alterations ca. 1900, ca.1956)

National Register listed, 2008

2 ½-story Colonial Revival house with T-plan massing; stone foundation, random coursed stone exterior, asphalt shingle roofing. Full-width L-shaped entrance porch with ionic column supports, turned balustrade, simple entablature and denticulated cornice. Regular fenestration of one-over-one double hung sash with plain stone lintels and sills. Hipped roof with deep overhang at closed eave and wide frieze band. Prominent gable with pediment. 2-story frame garage/carriage house. Property includes a non-contributing addition ca. 2005 that is a 2-story institutional building with cross-plan massing and Y-shaped rear wing; stone veneer and vinyl siding; gable-on-hip asphalt roof. L-shaped entrance porch with square column supports and plain balustrade. Palladian-styled window at gable end.

337 High Street ca. 1880

Contributing primary building; non-contributing secondary building (outside period of significance).

2 ½-story frame Colonial Revival house with side-facing T-plan massing; coursed stone foundation, wood clapboard siding, asphalt shingle roofing. Partial-width entrance porch features paired Ionic columns and denticulated entablature. Offset entrance door features paneled sidelights and elliptical fanlight with decorative leaded sash. Windows are typically segmental arched 4-over-4 double hung wood sash with corniced trim. Palladian window at gable end features Ionic pilaster mullions and gothic sash. Pilaster trim at corners. Cross-gable roof with slight eave overhang boxed with modillions and denticulated frieze band. Mid twentieth century single-story 4-bay side gabled garage.

345 High Street ca. 1875

John E. Pound House

Contributing primary building; contributing secondary building.

2-story frame Italianate house with irregular massing; coursed stone foundation, wood clapboard siding, asphalt shingle roofing. 1 and 2-story porches with square supports and turned wood balustrade. Polygonal bay at 1st story with paneled bulkhead. Fenestration is varied with one-over-one and 2-over-2 double hung sash with cornice trim. Low-pitched cross-gable roof with wide open eave overhang with paired brackets. Late nineteenth century 2 ½-story front gable frame carriage house with sliding barn door, one-over-one wood sash double hung windows typical, tripartite window at second floor and large shed dormer at side elevation. Mr. Pound was an assistant U.S. district attorney.

357 High Street 1957

Non-contributing primary building (outside period of significance).

Single-story frame Ranch house front-facing L-plan massing; concrete foundation, brick veneer exterior, asphalt shingle roofing. Features a recessed entrance porch at inside corner. Windows are typically stacked awning sash. Cross-gable roof with boxed overhang.

367 High Street ca.1890

Non-contributing primary building (loss of historic integrity); non-contributing secondary building (outside period of significance).

2 ½-story frame house with irregular massing; stone foundation, aluminum siding, asphalt shingle roofing. Irregular fenestration of various contemporary window types. Gable-on-hip roof with slight overhang at open eave. Mid to late twentieth century single-story 4-bay side gable frame garage.

373 High Street ca. 1880

Contributing primary building; (2) non-contributing secondary buildings (loss of historic integrity and outside of period of significance).

2 ½-story frame Italianate house with front-facing cross massing; coursed stone foundation, fiberboard siding, asphalt shingle roofing. Partial-width entrance porch with square post supports on brick base, plain wood balustrade, hipped roof. Regular fenestration typically features one-over-one double hung wood sash with plain trim. 2-story polygonal bay with fluted pilasters and bracketed cornice. Cross-gable roof with wide overhang at open eave. Late nineteenth century heavily altered 2 1/2-story front gable frame carriage house. Late twentieth century single-story 6-bay garage.

381 High Street 1936

Allan Potts House

Contributing primary building.

1 ½-story frame Colonial Revival house with irregular massing; random ashlar stone at 1st story, vinyl siding at upper story, copper sheet metal roofing. Full-width entrance porch features paired square post supports and simple frieze. Central entrance door with paneled sidelights. Fenestration is symmetrical and typically features 4-over-1 double hung wood sash with board and batten wood shutters. Steep pitched and flared side-gable roof with no overhang at eaves. Prominent shed roof dormer. Mr. Potts was a local businessman and chief executive officer of Simonds Saw & Steel.

387 High Street ca. 1850

F. N. Nelson House/Lockport Home for the Friendless

Contributing primary building; contributing secondary building(barn); non-contributing secondary building (pool house/garage, outside of the period of significance).

2-story frame Greek Revival house with square massing; coursed rubble stone foundation, wood clapboard siding, asphalt shingle roofing. Full height portico with fluted Ionic columns and prominent pediment with round attic window. 5-bay front facade with central entrance door with sidelights and pedimented surround. Front gable roof with slight eave and denticulated frieze. Late nineteenth century 1 1/2-story side gambrel roofed frame barn. Late twentieth century single-story front gable frame garage/pool house. Mr. Nelson was a businessman and partner in the firm Rogers and Nelson. He owned large parcels of land in the City including what was to be the Grant Street subdivision. In 1871 the property was sold to the Lockport Home for the Friendless that served destitute children.

399 High Street ca. 1840

Contributing primary building; contributing secondary building.

2-story frame house with modest Greek Revival styling and T-plan massing; rubble stone foundation, wood clapboard siding, asphalt shingle roofing. Partial width entrance porch with Roman Doric column supports, plain balustrade and entablature. Offset entrance with pair of paneled doors with upper lights and wide plain trim. Fenestration is asymmetrical and typically features 2-over-2 double hung wood sash with plain trim with cornice. Low-pitched hipped roof with deep overhang and closed eave, wide frieze trim. Single-story sunroom with horizontal band of paired multi-light casement sash. Early twentieth century single-story 2-bay front gable frame garage.

HIGH STREET--NORTH SIDE

172 High Street ca. 1860

Joseph Abram Ward House

Contributing primary building; non-contributing secondary building (loss of integrity).

2-story brick Italianate house with stone foundation and watertable. Main entry with small porch with square wood columns and wood frieze with pediment above steps. Entry door features historic sidelights, transom and 9-light door. Additional partially enclosed porch on east wing also with historic multi-light door and surround. Segmental arched windows; projecting entry pavilion topped with broken pediment and bulls-eye window. Heavy modillion and bracketed cornice around entire building. Mid to late twentieth century 2-story hipped roof brick masonry carriage house. Mr. Ward was a local businessman and editor of the Lockport Daily Journal. He lived in this house with his wife, Josephine Cleland Ward, and their three children.[4]

184 High Street ca. 1890

Contributing primary building.

2 ½-story frame Queen Anne house with irregular massing and corner square tower; coursed stone foundation, aluminum siding, asphalt shingle roofing. Corner entrance porch with square post supports, simple entablature and floral motif tympanum at pediment. Full-height polygonal bay. Decorative leaded glass window at bracketed front gable, oriel window at side gable. Windows are typically one-over-one double hung sash. Cross-gable-on-hip roof with slight overhang at closed eave.

190 High Street ca.1880

F.W. Trevor House

Contributing primary building; contributing secondary building.

2-story frame house with modest Italianate styling and cross plan massing; stone foundation, vinyl siding, asphalt shingle roofing. 3-rank front facade with partial-width entrance porch with square post supports, simple

[4] Ibid.

entablature and flat roof. Offset entrance feature pair of paneled wood doors. Regular fenestration is typically one-over-one double hung sash with faux cornice trim. Polygonal bay and secondary porch at side. Cross-gable roof with wide overhang at open eave, Italianate brackets. Late nineteenth century 2-story frame carriage house with rectangular massing, clapboard siding, steep hipped roof, 2-over-2 wood windows, and sliding barn-type doors with hay loft above. Mr. Trevor was a machinist at Trevor & Co.

204 High Street ca. 1885

Contributing primary building.

2-story 3-bay hipped roof Italianate with pedimented central porch above double-leaf entry door. Paired windows with Eastlake surround with pilasters and pedimented hoods. West elevation features large 1st floor enclosed porch with pilasters; polygonal bay with Eastlake detail on second level. Large bracketed cornice with frieze at eaves. Small cupola; wood clapboard sheathing.

210 High Street ca. 1880

Contributing primary building; non-contributing secondary building (outside period of significance).

2-story brick Italianate house with irregular massing; stone foundation and water table, asphalt shingle roofing. Small entrance porch with metal supports and denticulated entablature with brackets, side porch in same styling. Offset entrance door features pair of paneled doors and semi-circular arched transom. Regular fenestration features semi-circular arched 4-over-4 double hung sash, paired windows feature decorative trim at spandrel. Polygonal bay with bracketed cornice. Hipped roof with deep overhang at closed eave with decorative brackets. Mid to late twentieth century single-story 2-bay front gable frame garage.

216 High Street ca. 1880

Contributing primary building; contributing secondary building.

2-story frame Italianate house with L-shaped massing; ashlar stone foundation, wood clapboard siding, asphalt shingle roofing. L-shaped entrance porch with 2nd story porch above; turned wood supports, plain wood balustrade, pediment at entrance. Offset entrance features pair of paneled wood doors with multi-light transom above. Regular fenestration typically features one-over-one or 4-over-4 double hung sash with hood trim. Front-gable roof with deep overhang at open eave. Early twentieth century small single-story hipped roof frame garage.

222 High Street ca. 1876

Contributing primary building; contributing secondary building.

2-story frame house with modest Greek Revival styling and irregular massing; rubble stone foundation, stucco finish, asphalt shingle roofing. Offset entrance with pilasters and simple entablature surround, sidelights and elliptical fanlight. Side porch with deck above, square post supports and plain balustrade. Fenestration typically features 2-over-2 double hung sash with rounded crown trim. Cross-gable roof with slight overhang at closed eave. Late nineteenth century 2 ½-story frame gable-on-hip carriage house with clapboard siding and decorative shingle at gable end.

246 High Street ca. 1880

Contributing primary building; contributing secondary building.

2-story frame house with modest Italianate styling and L-shape with tower massing; stone foundation, asbestos shingle siding, asphalt shingle roofing. Small side entrance porch with square supports, deck above. Rectangular bay with plain pilasters. Symmetrical fenestration with single and paired windows typically featuring 9-over-9 vinyl windows, semi-circular arched windows at tower. Early twentieth century small single-story single-bay hipped roof frame garage.

252 High Street **ca. 1880**

Chas. Van Dusen House

Contributing primary building; contributing secondary building.

2-story frame house with Italianate style details. L-shaped massing; ashlar stone foundation, asbestos siding, asphalt shingle roofing. Small enclosed entrance porch features paneled door and sidelights. Regular fenestration typically features one-over-one double hung sash with plain trim and cornice crown, elliptical fanlights at gable ends. Cross-gable roof with deep overhang at open eave. Early twentieth century single-bay front-gable frame garage; elliptical fanlight at gable end. Mr. Van Dusen was a local newspaper dealer.

258 High Street **ca. 1876**

Non-contributing primary building (loss of historic integrity); non-contributing secondary building (outside period of significance).

2-story vernacular house with rectangular massing; vinyl siding, asphalt shingle roofing. Features full-width entrance porch with concrete block balustrade, metal supports and hipped roof. offset entrance with contemporary door and surround, Various contemporary window types. Front gable roof with deep overhang at open eave. Mid to late twentieth century single-story, 2-bay front gable frame garage.

262 High Street **ca. 1875**

Contributing primary building.

2 ½-story frame vernacular house with modest Craftsman styling and rectangular massing; coursed stone foundation, aluminum siding, asphalt shingle roofing. Full width entrance porch features battered wood supports on battered stone piers and low plain balustrade. 5-bay façade features central entrance with pair of paneled wood doors. Symmetrical fenestration typically features one-over-one double hung sash, some leaded glass transoms. Prominent front gable dormer with horizontal band of windows. Hipped roof with deep overhang at closed eave.

268 High Street **ca. 1890**

Contributing primary building; contributing secondary building.

2 ½-story frame Queen Anne house with irregular massing with polygonal corner tower; stone foundation, asbestos shingle siding, asphalt shingle roofing. Offset entrance porch with turned supports and balustrade. 2nd story balconette with scroll brackets at shed roof hood. Fenestration typically features one-over-one double hung sash with plain trim, square awning sash at gable ends. Cross-gable roof with slight overhang at open eave, decorative vergeboard. Early twentieth century 2-bay brick masonry hipped roof garage.

274 High Street **ca. 1890**

Contributing primary building.

2 ½-story frame Queen Anne house with irregular massing with square corner tower; fieldstone foundation, fiberboard siding, asphalt shingle roofing. L-shaped entrance porch features turned supports, decorative arched spandrel, scroll brackets, and plain balustrade. Offset entrance with pair paneled wood doors. 2-story polygonal bay with half pyramidal roof. Regular fenestration typically features one-over-one double hung sash with plain trim. Clipped cross-gable roof with slight overhang at open eave.

278 High Street **ca. 1890**

Contributing primary building.

2-story frame irregularly massed Queen Anne house with 2-story angled corner bay. Full-width front porch with turned balustrade and columns, shell motif in pediment above entry. Double leaf entry door. Corner bay has modillioned cornice above 1st floor, raked shingles above 2nd floor with decorative paneled frieze at eaves. South-facing gable features shaped shingles and sunburst pattern. Gable-on-hip roof with sunburst in gable. Wood clapboard sheathing with some stickwork, shaped shingles.

282 High Street ca. 1890

Contributing primary building.

2 ½-story front-gabled frame Queen Anne house with small pedimented entry porch. Double leaf entry door with stained glass; windows feature simple cornice hoods. Front gable features corner brackets, shaped bargeboards and shaped shingles. Polygonal 2-story bay in intersecting gable wing on east. Wood clapboard sheathing with shaped shingles.

300 High Street ca.1900

Contributing primary building; contributing secondary building.

2 ½-story masonry and frame Queen Anne style house with rectangular massing; rusticated stone at 1st story, aluminum siding at upper stories, asphalt shingle roofing. Partial-width enclosed entrance porch with rusticated stone and Roman Doric column supports, wide simple entablature. Rounded corner bay. Irregular fenestration typically features one-over-one double hung sash, three-part window at gable end. Side gambrel roof with slight overhang at closed eave. Prominent front-gable and hipped roof dormers. Early twentieth century single-story single-bay hipped roof frame garage.

306 High Street ca.1900

Contributing primary building; non-contributing secondary building (outside period of significance).

2 ½-story frame Shingle house with rectangular massing; ashlar stone foundation, fiberboard siding, asphalt shingle roofing. partial-width recessed porch features octagonal post and solid balustrade. Asymmetrical fenestration typically features paired double hung sashes with multi-pane upper sash. 2nd story oriel window at side with scroll brackets. Irregular and steeply pitched cross-gable roof with no overhang at eave. Late twentieth century small single-bay gambrel frame shed.

310 High Street ca. 1890

Non-contributing primary building (loss of historic integrity); non-contributing secondary building (outside period of significance).

2-story frame vernacular house with rectangular massing; aluminum siding, asphalt shingle roofing. full-width entrance porch with square post supports and turned balustrade. Offset entrance and tripartite window at 1st story, single one-over-one double hung sash at 2nd story. Front gable roof. Small single-bay frame shed.

312 High Street. *Vacant lot.*

316 High Street ca. 1900

Contributing primary building; contributing secondary building.

2 ½-story frame Shingle house with rectangular massing; rubble stone foundation, rusticated shingle siding, asphalt shingle roofing. Partial-width recessed entrance porch features battered wood supports, turned balustrade, simple entablature, and bracketed cornice. Wood belt course trim at 2nd story. Horizontal groups of six-over-one double hung sash windows. Irregular gable-gambrel roof with deep overhang at open eave, bracketed. Decorative finials at gable ends. Early twentieth century single story front gabled, frame garage.

320 High Street ca. 1900

Contributing primary building; contributing secondary building.

2 ½-story frame Colonial Revival house with rectangular massing; stone foundation, wood clapboard siding, asphalt shingle roofing. Full-width entrance porch features Roman Doric columns, simple entablature, and plain balustrade. Windows are typically one-over-one double hung sash with plain trim. Ionic pilasters at corners. Single-story polygonal bay at side. Hipped roof with slight overhang at boxed eaves. Prominent dormer with Ionic columns, pediment, and curved window jamb. Early twentieth century single-story front gable frame garage.

326 High Street ca. 1911

Contributing primary building; contributing secondary building.

2 ½-story frame Colonial Revival house with rectangular massing; rubble stone foundation, vinyl siding at 1st story, rusticated wood shingle at upper stories, asphalt shingle roofing. Partial width entrance porch features slender Roman Doric column supports on rock-faced concrete block base. Windows are typically one-over-one and 6-over-6 double hung vinyl sash. Cross-gambrel roof with no overhang. Early twentieth century single-story hipped frame garage.

330 High Street ca. 1880

Contributing primary building.

2 ½-story frame Italianate house with rectangular massing; stone foundation, wood clapboard siding, asphalt shingle roofing. 5-bay front facade features small, centered enclosed entrance porch. Secondary enclosed porch at side. Symmetrical fenestration typically features 4-over-1 double hung wood sash with segmental arched crown. Pilasters at corners. Hipped roof with deep overhang at bracketed eave. Prominent hipped dormers.

336 High Street ca. 1900

Non-contributing primary building (loss of historic integrity).

2-story frame vernacular house with irregular massing; stone foundation, vinyl siding, asphalt shingle roofing. Partial width entrance porch with wood supports and balustrade. one-over-one double hung vinyl windows. Front gable roof with no overhang.

342 High Street ca. 1910

Contributing primary building; non-contributing secondary building (loss of historic integrity).

2 ½-story frame American Foursquare house with rectangular massing; stone foundation, vinyl siding, rusticated wood shingle at dormer, asphalt shingle roofing. Full-width entrance porch with concrete block foundation, metal supports and balustrade. Symmetrical facade features centered entrance with paneled wood door with sidelights. Regular fenestration typically features single or paired one-over-one double hung sash. Hipped roof with slight overhang at closed eave. Hipped dormer. Heavily altered early twentieth century single-story 4-bay front gable frame garage.

348 High Street ca. 1878

Non-contributing primary and secondary buildings (loss of historic integrity).

2-story frame vernacular house with central block with Single-story wing massing; rubble stone foundation, vinyl siding, asphalt shingle roofing. Offset entrance features a small porch with metal supports and balustrade. Secondary porch under flared eave of wing. Regular fenestration typically features 6-over-1 double

hung sash with plain trim, shuttered. Front gable roof with no overhang. Heavily altered early twentieth century single-story, 2-bay side gable frame garage.

356 High Street ca. 1870

Contributing primary building; contributing secondary building.

2-story frame Italianate house with square massing; stone foundation, vinyl siding, asphalt shingle roofing. 3-bay facade features full-width entrance porch with chamfered wood posts, plain balustrade, and bracketed cornice. Partial width porch and polygonal bay window at side. Central entrance door with sidelights and transom. Regular fenestration features one-over-one double hung sash. Prominent front gable dormers. Hipped roof with deep overhang at closed eave. Early twentieth century 2-story front gable frame barn/garage.

366 High Street ca. 1880

Contributing primary building; contributing secondary building.

2-story frame vernacular house with modest Italianate styling and L-shaped massing; stone foundation, wood clapboard siding, asphalt shingle roofing. Offset entrance stoop with contemporary door and surround. Italianate porch at ell with chamfered wood post supports and bracketed eaves. Regular fenestration typically features 6-over-1 double hung sash, shuttered. Cross-gable roof with slight overhang at open eave. Early twentieth century single-story front-gable frame garage.

372 High Street ca. 1910

Contributing primary building; contributing secondary building.

2 ½-story frame Craftsman house with rectangular massing; stone foundation, rusticated wood shingle siding, asphalt shingle roofing. Full-width entrance porch with Roman Doric column supports, plain balustrade, and pediment at center. Centered entrance with paneled door and sidelights. Symmetrical fenestration typically features paired 6-over-1 double hung wood sash with plain trim. Side gable roof with deep overhang at open eave, exposed roof rafters. Prominent front gable dormer. Early twentieth century single-story 3-bay hipped roof frame garage.

376 High Street ca. 1905

Contributing primary building.

2 ½-story frame American Foursquare house with square massing; ashlar stone foundation, veneer stone at ground story, aluminum siding, asphalt shingle roofing. Full-width entrance porch with metal supports and balustrade. Centered entrance with paneled door and leaded glass sidelights. Symmetrical fenestration typically features 8-over-1 double hung wood sash with plain trim. Central polygonal bay at 2nd story with leaded glass transom. Hipped roof with slight overhang, small hipped dormers.

384 High Street ca. 1890

Contributing primary building; contributing secondary building.

2-story frame vernacular house with modest Craftsman details and cross-plan massing; stone foundation, rusticated wood shingle siding, asphalt shingle roofing. Full-width two-tiered entrance porch with heavy squared pier and shingled supports, plain balustrade. Offset entrance with pair of oversized doors. Regular fenestration typically features one-over-one double hung sash. Cross-gable roof with slight overhang at open eave. Early twentieth century 3-bay, single-story front-gable frame garage.

390 High Street ca. 1925

Non-contributing primary and secondary buildings (loss of historic integrity).

2 ½-story frame house with modest Prairie detailing and rectangular massing; stone foundation, vinyl siding, asphalt shingle roofing. Asymmetrical facade with offset entrance stoop. Polygonal bay at 1st story with 3-over-1 double hung sash. Paired one-over-one double hung sash. Hipped roof with deep overhang at closed eave. Small centered hipped dormer. Single-story front gable frame garage.

394 High Street **ca. 1920**

Contributing primary building; contributing secondary building.

2 ½-story frame Colonial Revival house with rectangular massing; rubble stone foundation, vinyl siding, asphalt shingle roofing. Small centered entrance porch with heavy squared piers and built-in benches. Entrance doors features paneled door and sidelights. Single-story enclosed porch at side. Symmetrical fenestration typically features 6-over-1 double hung sash. Gambrel roof with flared closed eave and prominent full-width shed-roof dormer. Early twentieth century single-story frame hipped-roof garage.

LOCUST STREET - EAST SIDE

119 Locust Street **ca. 1890**

Charles H. Squires House

Contributing primary building.

2-story brick irregularly massed Queen Anne house with 3-story tower. Stone foundation with watertable. Polygonal 2-story bay window on west façade with bracketed pediment-type closed gable above. Entry door features side panels and segmental arched transom. Small entry porch at tower base retains Roman Doric column and dentil molding at entablature. Segmental arched windows throughout. Tower features narrow segmental windows and flared hipped roof. Mr. Squires served as City Clerk from 1882-1884. In 1884, Squires and Peter H. Lindsey filed for a U.S. patent for a door alarm that combined both sound and light indicators.

121 Locust Street **ca. 1890**

Contributing primary building.

2 ½-story irregularly massed frame Queen Anne house with small recessed entry porch with Roman Doric columns. Stone foundation. Projecting polygonal bay at 2nd floor of main west façade, with closed projecting gable end above. Wood clapboard sheathing with shaped shingles.

131 Locust Street **ca. 1880**

Charles N. Palmer House

Contributing primary building; contributing secondary building.

2 ½-story gable-on-hip irregularly massed frame Queen Anne house, stone foundation, full width porch, turned columns, shingled balustrade. 2nd story recessed sleeping porch. Chamfered corner at south end features brackets and 1st floor square bay window. Prominent east gable features detailed stickwork. Retains some art glass windows, notable on north bay. Wood shingle. Early twentieth century large L-shaped single-story multiple-bay frame garage. Mr. Palmer was a consulting physician at Sisters' Hospital in the City of Buffalo and a member of the Niagara County Medical Society and the New York State Medical Society. Dr. Palmer also served as an officer of the Lock City Lodge of Perfection, a Masonic fraternal organization.

139 Locust Street **1933**

Contributing primary building; contributing secondary building.

2 ½-story frame Tudor Revival house with rectangular massing; fiberboard siding, asphalt shingle roofing. Asymmetrical facade with offset entrance featuring Tudor arched recessed entrance door. Fenestration

features groups of 3/1 double hung wood sash with plain trim. Steeply pitched cross-gable roof with prominent shed-roof dormer. Ca. 1933 single-story side-gable frame garage.

145 Locust Street ca. 1880

Non-contributing primary building (loss of historic integrity).

2 ½-story frame vernacular house and attached garage with T-plan massing; rubble stone foundation, vinyl siding, asphalt shingle roofing. Small enclosed side entrance porch. Single and paired one-over-one double hung windows. Front gable roof with slight overhang at closed eave.

161 Locust Street ca. 1920

Contributing primary building.

2 ½-story frame Colonial Revival house with irregular massing; ashlar stone foundation, vinyl siding, asphalt shingle roofing. Symmetrical facade with small centered entrance porch featuring slender Roman Doric columns and pilasters, simple entablature and starburst in barrel roof. Typical 8-over-1 and 6-over-1 double hung wood sash, semi-circular window at gable end. Side-gable roof with slight overhang at closed eave. Small dormers with triangular and segmental pediments.

165 Locust Street ca. 1915

Contributing primary building.

2 ½-story frame Craftsman house with rectangular massing; brick foundation, wood clapboard siding, asphalt shingle roofing. Partial-width entrance porch with square post supports and fretwork panels. Polygonal bay at ground story. Fenestration typically features 4-over-1 and 8-over-1 double hung wood sash with plain trim, shuttered. Hipped roof with deep overhang at open eave, exposed rafters. Prominent hipped dormers.

175 Locust Street ca. 1891-92

Thomas Oliver House/ Luther House

National Register listed, 1998, Contributing primary building.

2 ½-story masonry Queen Anne house with irregular massing; stone foundation, painted brick exterior, asphalt shingle roofing. Full-width L-shaped entrance porch with square support posts, turned balustrade, and pediment at entrance. Decorative stone belt courses and terra cotta panels. Elaborate spindle work on second and third floor recessed porches. Gable on pyramidal hipped roof, decorative terra cotta cresting with finials. Mr. Oliver served as Mayor of Lockport from 1888-1889 and operated the Oliver Brothers Brass Bed Manufacturing Company. In 1924, the house served as a women's retirement home "Locust Haven". Since 1966, the house has been utilized as a parish house for the First English Lutheran Church.

185 Locust Street 1954-56

First English Lutheran Church

Non -Contributing primary building (outside the period of significance).

2-story golden brick front-gabled Gothic Revival church building with corner tower. Pointed arch main entry with wood doors and stone drip mold, with incised panel above. Tripled lancet stained glass windows above. Crenellated square tower features louvered belfry. Contrasting stone beltcourses.

195 Locust Street ca. 1880

Non-contributing primary building (loss of historic integrity); non-contributing secondary building (outside period of significance).

3-story masonry building with L-shaped massing; stone foundation, orange brick and vinyl exterior asphalt shingle roofing. Various contemporary window types. Cross-gable roof. Single-story 8-bay apartment building; concrete foundation, vinyl siding, asphalt roof.

LOCUST STREET - WEST SIDE

122 Locust Street ca. 1880

Contributing primary building; contributing secondary building.

2 ½-story frame Colonial Revival house with irregular massing; stone foundation, wood clapboard siding, asphalt shingle roofing. Partial-width offset entrance porch with simple entablature, paneled door and sidelights. Regular fenestration with one-over-one double hung sash with plain trim. Palladian-type window with curved jamb, Roman Doric Colonnade, and rusticated shingle at gable end. Front gable-on-hip roof with slight overhang at closed eave, wide frieze band trim. Small dormers with pediment. Early twentieth century small single-story hipped roof frame shed/garage.

130 Locust Street ca. 1880

Horatio Kilborne House

Contributing primary building.

2 ½-story hipped-roof frame Queen Anne house with prominent polygonal corner tower. Large porch features Eastlake columns and balustrade. Projecting gable on east with chamfered corners and elaborate brackets. Small sleeping porch with turned balustrade. Polygonal corner tower features decorative paneling, bracketed cornice and multi-light attic windows with conical roof. Wood clapboard sheathing with shaped shingles.
Mr. Kilborne established the fire insurance company, H. Kilborne & Sons. He was a founder of the Lockport Home for the Friendless, a member of the Constellation Lodge, No. 184, independent order of Odd Fellows, and served as Regents' Examiner and Secretary of the Board of Trustees at Lockport Union School. [5]

140 Locust Street ca. 1840

Contributing primary building.

2-story frame Greek Revival house with modified L-plan massing; ashlar stone foundation, vinyl siding, asphalt shingle roofing. Offset entrance door with sidelights and simple pilaster and entablature surround. Regular fenestration features 6-over-6 double hung sash and board and batten shutters. Cross-gable roof with slight overhang at open eave.

144 Locust Street ca. 1905

Contributing primary building.

2 ½-story frame Queen Anne house with rectangular massing; wood clapboard siding, shaped shingle at gable, asphalt shingle roofing. Full-width entrance porch with heavy square pier supports. Offset entrance with paneled door and sidelights. Fenestration typically features one-over-one double hung sash with plain trim. Polygonal bay window at 2nd story. Palladian-type window with curved jamb at gable end. Front-gable roof with deep overhang at closed eave, with modillions.

148 Locust Street ca. 1880

Contributing primary building; contributing secondary building.

2-story frame vernacular house with rectangular massing; stone foundation, vinyl siding, asphalt shingle roofing. Full width entrance porch with square post supports and solid balustrade. one-over-one double hung

[5] Pool, *Landmarks,* 158; Wiley and Gardner, *Biographical and Portrait Cyclopedia,* 260-261.

sash windows with plain trim. Front gable roof with slight overhang at open eave. Early twentieth century 2-bay front-gable frame garage, sliding wood doors.

154 Locust Street ca. 1880

Contributing primary building; contributing secondary building.

2-story frame vernacular house with rectangular massing; stone foundation, wood clapboard siding, asphalt shingle roofing. Full-width L-shaped entrance porch with square post supports and solid balustrade. Offset entrance with paneled door and sidelights. Irregular fenestration with some one-over-one double hung sash with corniced crowns, prominent multi-light window at second floor. Front-gable roof with slight overhang at open eave. Early twentieth century single-story frame hipped roof garage.

160 Locust Street ca. 1880

Contributing primary building; non-contributing secondary building (loss of historic integrity).

2-story frame vernacular house with L-shaped massing; stone foundation, fiberboard siding, asphalt shingle roofing. Partial-width L-shaped entrance porch turned supports, paneled balustrade and frieze, Syrian arch and pediment with latticework mark the entrance. Regular fenestration typically features 4-over-4 double hung wood sash with corniced crown. Front-gable roof with slight overhang at open eave. Heavily altered early twentieth century single-story 3-bay side gable garage.

166 Locust Street ca. 1870

Contributing primary building; contributing secondary building.

2-story 3-bay hipped roof brick Italianate house with full-width shed roof front porch. Projecting multi-light glass vestibule. Segmental arched windows. Bracketed cornice. Early twentieth century 2-bay hipped roof frame garage.

172 Locust Street ca. 1903

Contributing primary building.

2-story frame house with modest Craftsman detailing and rectangular massing and second story overhang; brick foundation, vinyl siding, asphalt shingle roofing. 2-tiered porch at side. Offset entrance with bracketed gable hood. Paired one-over-one double hung windows. Side gable roof with deep overhang at open eave. Small front gable dormers.

178 Locust Street ca. 1890

Contributing primary building; contributing secondary building.

2 1/2-story hipped roof randomly massed frame Queen Anne house with full-width front porch. Porch features sandstone plinths with smooth columns, pediment with tracery patterning above entry. Irregular fenestration with a variety of shapes and sizes. 2nd floor sleeping porch with turned columns. Prominent east gable features bracketed eaves, paired multi-light sash windows with shaped shingles above. Large gable on side elevation. Eyelid dormer. Wood shingle sheathing with some shaped shingles. Late nineteenth century large 2-story, 3-bay hipped roof frame carriage house.

184 Locust Street ca. 1910

Contributing primary building.

2 ½-story side-gabled frame Colonial Revival house. Brick foundation. Features first-floor porch with paneled columns and stick work balustrade; recessed entry door. Raked shingles above 1st floor polygonal bay. Hipped roof dormers. Wood shingle sheathing.

190 Locust Street **ca. 1910**

Contributing primary building; contributing secondary building.

2 ½-story 3-bay hipped roof American Foursquare house with full-width front porch with raked and central Roman Doric column. Cast stone foundation. Flared eaves with exposed rafter tails; hipped roof dormers. Wood shingle sheathing. Early twentieth century single-story 2-bay front gable garage.

196 Locust Street **ca. 1875**

Ambrose S. Beverly House

Contributing primary building.

2 ½-story irregularly massed brick Queen Anne house with numerous projecting bays and gables. Rock-faced stone foundation and watertable. Features small front entry porch with Eastlake turned balustrade, columns and spindle frieze. Larger wrap-around porch on north façade similarly detailed. Prominent eastern polygonal bay features projecting closed gable at third level with elaborate brackets, shingled gable detail. Flat-headed windows with simple stone sills and headers. Broad frieze panel at eaves. Several small pedimented dormers on roof. Mr. Beverly was a local businessman and served as the mayor of the city of Lockport from 1881-1882. He was instrumental in establishing a police system for the city and served as police commissioner.

210 Locust Street **ca. 1870**

Contributing primary building; contributing secondary building.

2-story 2-bay brick Italianate house with ashlar stone foundation and sandstone watertable. Double-leaf wood doors with elliptical fanlight. Round-headed windows; two southernmost windows on east façade on both 1st and 2nd floor feature paired round-headed windows with a decorative wood panel set in a round-headed opening. Small entry porch on front and side elevations with bracketed cornice. Prominent bracketed cornice at eaves. Early twentieth century 3-bay rusticated concrete block garage.

224 Locust Street **ca.1880**

Contributing primary building.

2-story frame Italianate house with T-plan massing; stone foundation, vinyl siding, asphalt shingle roofing. Small entrance porch at side with slender square supports, deck above. Regular fenestration typically features 2-over-2 double hung sash with ornate trim and bracketed corniced crowns. Front gable roof with deep overhang at open and bracketed eave.

PARK PLACE - EAST SIDE

23 Park Place **ca. 1870**

Contributing primary building.

2-story frame Italianate style house with central block and wing massing; stone foundation, asbestos shingle siding, asphalt shingle roofing. Features partial-width entrance porch at ell. Regular fenestration typically features 4-over-4 double hung wood sash with corniced crowns. Cross-gable roof with slight overhang at open eave.

27 Park Place **ca. 1870**

Contributing primary building.

2-story 5-bay house with modest mid-nineteenth century detailing, symmetrical design and rectangular massing; coursed stone foundation and water table, vinyl siding, low-pitched hipped roof. Central entrance with paired panel doors. Full-width open entrance porch with Roman Doric wood column supports and turned balustrade, wood entablature. Regular fenestration features 4-over-4 double hung wood windows with plain trim, small windows at attic level. Small side entrance porch.

33 Park Place **ca. 1870**

Contributing primary building.

2-story 5-bay house with modest detailing, symmetrical design and rectangular massing; coursed stone foundation and water table, red brick construction, low-pitched hipped roof. Central entrance with semi-circular transom. Partial-width open entrance porch with contemporary column supports and metal balustrade, deck above. Regular fenestration features 4-over-4 double hung wood windows in semi-circular arched openings. Denticulated brick frieze.

37 Park Place **ca. 1890**

Non-contributing primary building (loss of historic integrity).

2-story gable-on-hip frame house with modest Queen Anne detailing and rectangular massing; rubble stone foundation, vinyl siding, and asphalt shingle roofing. Partial-width open entrance porch with wood supports and plain balustrade, shed roof. Windows are typically one-over-one double hung units.

39 Park Place **ca. 1890**

Non-contributing primary building (loss of historic integrity).

2-story front gable frame vernacular house with rectangular massing; stone foundation, aluminum siding, and asphalt shingle roofing. Partial-width open entrance porch with wood supports and plain balustrade, flat roof. Windows are typically paired casement units, shuttered.

45 Park Place **ca. 1914**

Contributing primary building.

2 ½-story hipped frame house with modest Craftsman detailing; rock-faced block foundation, vinyl siding, asphalt shingle roofing. Full-width enclosed entrance porch with contemporary window units. Fenestration is symmetrical and typically features paired 9-over-9 double hung window units. Prominent hipped dormer with 6-light awning windows. Wide eave overhang.

51 Park Place **ca. 1913**

Contributing primary building.

1 ½-story front-gabled frame Craftsman Bungalow house. Full-width recessed front porch features stone base and plinths and corner columns, wood columns at center with wood header above. Checkerboard-pattern wood balustrade. Wood windows with 10-over-1 windows. Exposed rafter tails at porch, knee braces at front gable. Small tripartite window in gable end with 4-light units above wood box cornice. Wood shingle sheathing.

53 Park Place **ca. 1917**

Contributing primary building.

2-story 2-bay front-gabled Craftsman Bungalow house with rubble stone 1st floor and wood clapboard 2nd story. Full-width porch with stacked fieldstone foundation and piers, wood balustrade. 1st floor features tabbed brick surrounds on windows and central double-leaf entry doors. Upper floor features 8-over-8 wood frame

double hung sash windows. Jerkin-head gable. Property features matching stone semi-circular entry steps from sidewalk, with brick coping.

PARK PLACE - WEST SIDE

44 Park Place ca. 1880

William Huston House

Contributing primary building; contributing secondary building.

2 ½ - story gable-on-hip frame Queen Anne house with irregular massing; stone foundation, rusticated wood shingle siding, asphalt shingle roofing. Polygonal corner bay with flared hipped roof, decorative brackets and pendant. Decorative oriel window at upper story with semi-circular arched transom with paneled spandrel. Features partial-width front porch with shingled supports and balustrade, deck above. Gable features paired wood casement window, bracketed. Late nineteenth century 1 ½-story 3-bay side-gable frame barn; wood siding, x-braced sliding doors, asbestos shingle roofing. Mr. Huston was a prominent Lockport builder and contractor who built the Charlotte Cross Elementary School.

48 Park Place ca. 1880

The Lewis Ferguson House

Contributing primary building; non-contributing secondary building (outside period of significance).

2 ½-story gable-on-hip frame Queen Anne house with irregular massing. Full-width wrap-around Eastlake porch with spindle balustrade and bracketed columns. Sleeping porch at 2nd story in projecting gabled bay features Syrian arch opening. Gable features decorative bargeboards and panel. Upper level gable features decorative vergeboard. Lower level sheathed in wood clapboard, fish-scale shingles on upper story. Late twentieth century single-story front gable storage shed. Mr. Ferguson was a local produce merchant.

54 Park Place ca. 1880

Contributing primary building.

2 ½-story gable-on-hip frame Queen Anne house with irregular massing; stone foundation, fiberboard siding, asphalt shingle roofing. Full-width wrap-around porch with plain wood balustrade and turned supports. Sleeping porch at 2nd story features bracketed shed roof and plain wood balustrade. Windows typically one-over-one double hung wood units with plain trim, paired casement at gable end. Decorative vergeboard.

SPALDING STREET - SOUTH SIDE

23 Spalding Street ca. 1914

Contributing primary building; non-contributing secondary building (outside period of significance).

2 ½-story hipped roof Arts and Crafts style house with orange brick 1st floor, stucco on upper floor. North wall features brick columns with stucco wall surface with windows. Upper level features brick piers and shaped wood balustrade. Two hipped dormers on front façade. Central chimney stack. Mid twentieth century single-story 1-bay stucco garage, flat roof.

31 Spalding Street ca. 1913

Contributing primary building.

2 ½-story 2-bay hipped roof frame American Foursquare house with full-width front porch. Rough-faced ashlar foundation and porch piers with grouped Roman Doric columns and spindle balustrade. Polygonal bay on 2nd floor. Large hipped dormer on roof with 8-over-1 and 10-over-1 wood frame double-hung sash windows. Wood clapboard sheathing.

35 Spalding Street ca. 1913

Contributing primary building.

2 ½-story 3-bay hipped roof frame Colonial Revival house with central hipped-roof entry porch with grouped Roman Doric columns. 15-over-1 wood frame double-hung sash windows. Exposed rafter tails at roof; two hipped dormers with paired 8-over-1 wood frame double-hung sash windows. Wood clapboard sheathing.

39 Spalding Street ca. 1914

Contributing primary building; contributing secondary building.

2 ½-story 3-bay hipped roof frame Colonial Revival house with central entry porch. Rock-faced ashlar foundation with Roman Doric columns at porch. Flared roof with exposed rafter tails. Prominent central hipped roof dormer. Wood clapboard sheathing 1st floor with wood shingle on 2nd. Early twentieth century single-story hipped roof frame garage; wood clapboard siding, asphalt shingle roof.

43 Spalding Street ca. 1890

Contributing primary building; contributing secondary building.

2 ½-story 3-bay gable-on-hip frame Queen Anne house with cross gables. Stone foundation. Entry door features pilaster and entablature surround with sidelights. Wood clapboard sheathing with wood shingles in front gable. Attached single-bay garage. Early twentieth century 1 ½-story gambrel roof barn/garage with wood clapboard siding and wooden window at gable end.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Social History
Architecture

Period of Significance

ca. 1840-1936

Significant Dates

1840, 1868, 1913, 1936

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Period of Significance (justification)

The period begins with the development of the district as a residential area ca. 1840 through its final expansion in the early twentieth century (1936). The period also reflects the largest number of contiguous buildings that contribute to the district's historic and architectural integrity.

Criteria Considerations (explanation, if necessary) N/A

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

Developed as an upper middle-income neighborhood beginning in the mid nineteenth century, the High and Locusts Streets Historic District became a popular location for many of Lockport's notable professionals, politicians and business people during a period of significant growth in the city. A number of the residents in the district were managers or owners of Lockport's thriving financial and manufacturing industries who enjoyed living in close proximity to the downtown commercial and civic center of the city in a suburban setting that featured quiet tree-lined streets and large landscaped lots, as opposed to the working classes who lived in the more densely settled sections of the city closer to the factories. For this reason, the High and Locust Streets Historic District is significant under Criterion A in the area of social history for being reflective of a mid-nineteenth century trend of wealthy urban enclave development that transitioned into upper and middle class housing by the turn of the twentieth century. It is also significant under Criterion C for its architecture as a highly intact and contiguous collection of residential styles dating from ca. 1840 through 1936 that includes examples of Greek Revival, Italianate, Queen Anne, Colonial Revival, Shingle, American Foursquare, and Craftsman styles. The area first developed around 1840 with the construction of large estate houses and, as more people were attracted to the area, High and Locust Streets were continually redeveloped and lots were subdivided with houses being built in a number of styles to suit the tastes of the owners. This wave of development in the district from 1840 lasted through the mid-1930s when the Great Depression had a serious impact and building in the area literally came to a halt. In 1936, the High and Locust Streets' dominance as a suburban enclave ended with the removal of the Locust Street streetcar line and the construction of the last substantial house in the district, the Colonial Revival style Alan Potts House. This also signaled the extent of the district's full development, as well as a shift to personal automobiles as the preferred form of transportation. New construction increase in the city after World War II, when materials were once again available and a demand for housing increased, but most of the new construction was at the outskirts of the High and Locust Streets area. The core of the district remained relatively intact with only a few intrusions, such as the demolition of the former C. L. Van Valkenburgh estate at 185 Locust for the construction of the First Lutheran Church in 1954-1955 and the 1957 ranch house at 357 High Street (both non-contributing due to age). The High and Locust Streets Historic District retains a high level of historic and architectural integrity, reflecting the fortunes of its residents from Lockport's beginnings as a canal port to its growth and prosperity through the late nineteenth and early twentieth century as a center of manufacturing, industry and government.

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

HISTORIC CONTEXT

The area that became the city of Lockport developed in a part of Western New York known as the "Mountain Ridge" or the Niagara Escarpment, a long steep cliff separating the land into different elevations. After the American Revolution ended, the British continued to occupy Western New York in an effort to secure repayment of war debts. The British ultimately ceded the land to the United States Government in 1796 as a provision of the Jay Treaty. In 1791 Robert Morris purchased the rights to four large pieces of land that composed Western New York from Massachusetts and subsequently sold the land to the Holland Land Company, which began surveying the purchase in 1798. There are no extant built resources of this pre-settlement area in the historic district; however, this significant topographic feature of the Niagara Escarpment helped to set the course of development in the area.

Few roads were in the Lockport area when settlement began in Western New York in the early nineteenth century. The earliest roads were generally former trails used by Native Americans and the land companies recognized the need for road improvements. The West Transit meridian, which became Transit Street, was one of the first roadways cut through the area of Lockport. This route was cleared around 1804 during the survey work of Joseph Ellicott, who was the land agent for the Holland Land Company. Main Street was the first major road to be established in the settlement of Lockport when it was built in 1815 and plank roads radiated from it in all directions.

Throughout the early decades of the 1800s, settlers began arriving in the area, with the earliest settlement at Cold Spring, located about one mile east of Lockport.[6] During these early years, the area that became Lockport was purchased from the Holland Land Company by Esek Brown, Zeno Comstock, and others. Many of these early settlers were Quakers, most being from Farmington in Ontario County. Early settlement was a challenge due to the lack of good roads and, the land at the time being densely forested, required substantial clearing for settlement and farming. [7] Early accounts describe the settlements of Western New York as primitive log cabins scattered at clearings within the forested land.[8]

IMPACT OF THE ERIE CANAL

[6] *One of the earliest routes through this area during the early years of the nineteenth century was an old Native American trail which went from Canandaigua (located east near the Finger Lakes Region) to Fort Niagara, passing nearby to Cold Spring.*
[7] Jennifer Walkowski and Meagan Baco, *Reconnaissance Level Historic Resources Survey, City of Lockport, Niagara County, New York* (Buffalo: Clinton Brown Company Architecture, PC, April 2011), 4-10 to 4-11.
[8] *The Lockport City Directory, for the Year Ending September 1st, 1868 Containing a General Directory, a Business Directory, City Government, Its Institutions, Societies, &c. to Which Is Prefixed a Historical Sketch, Post Offices in Niagara County, &c, &c.* (Lockport, N.Y.: Webb & Fitzgerald, 1867), 23.

The tremendous growth of the community began with the decision to cut through the limestone escarpment in the area for the path of the Erie Canal. The fledgling community that developed along the escarpment became the village of Lockport, which witnessed a boost in its growth and prosperity as a result. Construction on the Erie Canal and its locks proceeded rather quickly, and the settlement added many of the canal laborers to its population. Overcoming the challenge of scaling the escarpment became a source of great innovation and experimentation in technology and engineering that would lay the foundation for Lockport's subsequent industrial and manufacturing industries throughout the nineteenth century. The symbol of this engineering ingenuity was the "Flight of Five" designed by Nathan S. Roberts, a combined set of five flights of locks which allowed boats to overcome the 60-foot change in elevation. On October 26, 1825 after years of planning and construction, the Erie Canal from Buffalo to Albany was completed.[9]

The settlement of Lockport developed so rapidly during the 1820s that it grew from the few pioneer cabins noted earlier into a community of roughly 2,000 people only a few years later. It was apparent that an organized municipal system was imperative to the success of the community.[10] A petition to organize the municipal government was favorably received by the New York State Legislature, and on March 26th, 1829 the Legislature passed the act for incorporating the village of Lockport.[11] By 1830, the population of the village grew to 3,823 residents, a mere decade after settlement in the area began.[12] Lockport became a regional transshipment center based largely on the success of the Erie Canal as both a national transportation route and a source of local hydro-power. Business and industry boomed well into the middle of the nineteenth century, fueling the continued growth and prosperity of the community.[13]

The village of Lockport's boundaries were established during this early settlement era. Initially the village footprint formed a large parallelogram, centered on the canal, with the angle of the canalway creating a larger portion on the northwest side. This area measured one mile and three-quarters in length and was divided into two wards.[14] Jesse P. Haines was asked to survey the new village in 1829-30 in preparation for creating its first map, noting its streets and describing its overall appearance.[15] His map identified that the Old Niagara Road, running east-west, was named First Street. Generally, all the streets identified on the Haines map were given numerical names at this point. As the village expanded, East Second Street became Pine Street and

[9] Walkowski, *Survey,* 4-12 to 4-16.
[10] "History: 1816-1840." Official Lockport, NY Government & Tourism Information~ Erie Canal Locks & Flight of Five. 21 Jan. 2011. On line at http://www.elockport.com/history-lockport-ny.php.
[11] Walkowski, *Survey*, 4-24.
[12] *The Lockport City Directory, 28.*
[13] Walkowski, *Survey*, 4-26.
[14] *History of Niagara County, NY, with Illustrations Descriptive of Its Scenery, Private Residences, Public Buildings, Fine Blocks, and Important Manufactories, and Portraits of Old Pioneers and Prominent Residents*, (New York: Sanford & Co., 1878), 171.

West Second Street was later Church Street. West Third Street became South Transit Street and East Third Street became Locust Street in 1831, named for the locust tree groves found on the street.[16] During this early settlement phase of Lockport, the proposed historic district was just beyond the village boundaries of Washburn Street to the east and Genesee Street to the south. The district's location was primarily a forested area and development eventually began at the north end of Locust Street near the commercial Main Street.

Initial Development of High & Locust Streets ca.1840s - 1880

Development on High and Locust Streets began around 1840 with the construction of large estate houses in the Greek Revival style and continued with fashionable Italianate and Queen Anne houses on subdivided lots in the second half of the nineteenth century. The area known as Lowertown was the first to develop in the first half of the nineteenth century, located in the northeast section of the village along Market Street and the Erie Canal. High Street was a contrast in both elevation and density. Being heavily forested at that time, it failed to appear on David Burr's 1838 Map of Lockport, which has a southern extent of Genesee Street, even though Locust and Washburn Streets were established by that time.

With the rapid growth of the city and availability of undeveloped land, the High and Locust Streets area attracted those who had the interest and the means to explore new ideas of residential city living that centered on open space, fresh air, planned landscaping and modern amenities. By 1851, a residential enclave began to take shape along High and Locust Streets with the subdivision of land into large, deep, rectangular residential lots. At this time, only the most affluent of residents were building in the district, being those who could afford the land and the luxury of being further away from their place of employment. These estates often included stables and carriage houses for horses and carriages required for traveling into the city. Beginning in the 1840s, prosperous families began building large estates in the district, including Lyman A. Spalding at the northwest corner of High and Locust Streets, Daniel Van Valkenburg at the southeast corner of Spalding and Locust Streets, and F. N. Nelson at 387 High Street. Smaller and less prominent dwellings were also built on the south side of High Street between Maple and Washburn Streets and on the north side of High Street between Washburn and Erie Streets. The few extant resources from this period include 140 Locust Street (ca.1840s), F.N. Nelson House at 387 High Street (ca. 1850), and 399 High Street (ca.1840).

Lyman A. Spalding, (1800-1885) was a founder of Lockport, and by the 1840s, was the most prominent land owner in the area. A Quaker merchant with diverse interests in manufacturing, banking, real estate, and

[15] "History: 1816 - 1840."
[16] Walkowski, *Survey*, 4-75.

lumbering throughout New York State and the Midwest, he established the Chester Mill, the Spalding Evans Iron Foundry, and a canal company that ran boats from Lockport to Albany.[17] During the mid-1800s, Spalding was the single largest land owner in the proposed historic district, owning the entire north-west corner of the High and Locust Street intersection, northward Spalding Street (that was later named after him) and westward to Park Place. He lived on his large estate until 1859, when business troubles forced him to sell the house to Abel Minard, which he razed sometime before 1868.[18]

Among other early prominent land owners were members of the Van Valkenburgh family who owned adjoining family plots along the east side of Locust Street, south of Spalding Street from 161 Locust to 185 Locust Street (both no longer extant). Daniel Van Valkenburgh (1827-1903) brought his family to Lockport in 1830 where he established a sawmill and built ships for the Great Lakes lumber trade.[19] His son, Daniel A. Van Valkenburgh was the first vice present of Niagara County National Bank, which was organized in 1864, at the corner of Main and Pine Streets in Lockport.[20] He was described as “enterprising and progressive” and was credited for supporting several early commercial and industrial ventures that contributed to the growth of Lockport.[21]

Many of the houses contained secondary barn structures as part of the pastoral setting of the area. By 1851, J. Whyman and Sons operated a fruit orchard on the northern block of High Street between Macks Alley and Washburn Street. The development of the orchard and nursery industry was as important to the area as the canal as it evolved from forest to cultivated nursery, and then finally to city. The land adjacent to the High and Locust Streets area consisted of large country plots before it was a planned subdivision. In 1868, Park Place was cut through the former Lyman A. Spalding estate and subsequently subdivided into smaller residential lots, connecting Orchard Street to the north and High Street to the south. Its name reflected the park-like surroundings of the large estate lots of High and Locust Streets, as opposed to the post-Civil War manufacturing city center and an area where upper and middle income residents elected to live in more pastoral settings.

Another of the High Street residents was Edward I. Chase, a lawyer and brother of Salmon P. Chase, secretary of the treasury under President Lincoln and chief justice of the supreme court, who frequently visited Edward’s house at 305 High Street. The house (NR listed 2008) was built ca. 1855-57 and sold in 1870 by

[17] *Souvenir History of Niagara County, NY* (Lockport, NY: Niagara County Pioneer Association, 1902).
[18] John Janitz, "Lyman A. Spalding, The Samuel Pepys of Lockport, New York." *The Courier* 8, no. 3 (April 1971): 3-19.
[19] "The Wreck of the Lucinda Van Valkenburg," Niagara County Historical Society's Bicentennial Moments, last modified 2007, online at http://www.niagara2008.com/history30.html.
[20] Pool, *Landmarks of Niagara County,* 127.

Chase's widow to her late husband's business partner, Richard Crowley. Crowley (1836-1908) was a prominent political figure and state senator who practiced law with Chase and he became Lockport's first city attorney in 1865. Crowley argued cases before the U. S. Supreme Court, was elected as a state senator in 1866, and served two terms before he was appointed U.S. Attorney for the Northern District of New York state by President Grant. He was the prosecuting attorney at the trial of Susan B. Anthony in 1873, who was found guilty of voting illegally and fined $200. Crowley was also elected to the U.S. Congress in 1878, served two terms and, in 1896, was appointed as council for New York State in Civil War claims cases. His wife, Julia M. Corbitt Crowley, was an author, best known for her book *Echoes from Niagara: Historical, Political, and Personal* (1890). In 1903 the house was purchased by Wallace I. Keep (1862- 1945), a Harvard graduate who became president of the Lockport Paper Company. The house stayed in the Keep family until 1967, when it became the Lockport Presbyterian Home, a senior care facility.[22]

After Mary Eliza Chase sold the house at 305 High Street, she moved next door to 327 High Street (NR listed 2008). In 1875, she sold the house to David Hubbard, a Lockport book and shoe dealer, who resided in the house until 1896 when sold the house to Albert E. Williams. Williams was a prominent merchant who, with his family, owned the Williams Brothers department store on Main Street in Lockport. Williams resided in the house with his wife, Emma, his nephew, Albert P. Williams, and his wife, Eleanor, his sons, Earnest and Karl, and two servants. The house stayed in the Williams family until 1958, when it was also sold to the Presbytery of Buffalo and Niagara for use as a nursing facility. [23]

One of the earliest residents of the High and Locust area was F.N. Nelson (d. 1883), a local businessman and banker who built the house at 387 High Street in the Greek Revival style around 1850. Nelson was also a partner in the law firm of Rogers and Nelson and a partner in the dry goods business of John Van Horn. Nelson owned large parcels of land in Lockport in the mid-1800s, including plots along High and Washburn Streets. His large parcel south of his High Street property was divided into individual lots as part of the West Grant Street subdivision in 1885.[24] The house remained in Nelson's possession until it was purchased by the Home for the Friendless organization in December of 1871 for $3,437. In its first year, the home served seven children but quickly grew to serve over forty-four children by 1878.[25] In 1892, the organization left the house on

[21] Samuel T. Wiley and W. Scott Garner, *Biographical and Portrait Cyclopedia of Niagara County, New York* (Philadelphia: Gresham Publishing Company, 1892), 463.
[22] Katie Eggers Comeau, *National Register of Historic Places Nomination Form: Chase/Crowley/Keep House, 305 High Street, Lockport, Niagara County, NY,* ed. Mark Peckham, (Waterford, NY: New York State Office of Parks, Recreation, and Historic Preservation, 2007), section 8, 1-2.
[23] Katie Eggers Comeau, *National Register of Historic Places Nomination Form: Chase/Hubbard/Williams House, 327 High Street, Lockport, Niagara County, NY,* ed. Mark Peckham (Waterford, NY: New York State Office of Parks, Recreation, and Historic Preservation, 2007), section 8, 1-2.
[24] *Map of Lots on West Grant Street,* Julius Freschee Map Collection, filed 1885.
[25] *History of Niagara County,* 189.

High Street when it moved to its current location just beyond the city limits at Wyndham Lawn (Governor Hunt former residence).

Another well-known resident was Ambrose S. Beverly (1826-1880) who had a house built at 196 Locust Street around 1875. Beverly was from a prominent Rhode Island family, arriving in Lockport in 1847 where he learned the tin trade. In 1854, Beverly ran a tinware shop that he later developed into a large hardware store, located on the corner of Market and Exchange Streets. He was also involved in other business interests, which include the Niagara White Grape Company, Boston & Lockport Block Company, Lockport Pulp Company, Lockport Hydraulic Company, the Lockport Felt Company, the Lockport and Buffalo Railroad Company and the Franklin Mills Company. He was mayor of the city of Lockport from 1881-82 and his success in developing the metropolitan police system for the city later led to his election as police commissioner of Lockport.[26]

Development of a Middle Class Suburb ca. 1880 -1936

With the establishment of the streetcar in the late nineteenth century, access to the High and Locust Streets area was suddenly available to a wider segment of the local population. The neighborhood appealed to the middle and upper-middle class population who could afford the daily fare of the streetcar and the smaller lots that were being carved out of larger, older estates. This new group could afford to build or purchase a fashionable single family home that was on a slightly smaller scale. Another factor leading to this new wave of development was that the heirs of the previous and more affluent generation of land owners sold the properties or subdivided the larger lots for profit, which led to additional development in the district.

High and Locust Streets developed as a popular upper middle-income neighborhood by the end of the nineteenth century and the early twentieth century. The area continued to attract prominent businessmen, politicians, doctors and philanthropists who made significant contributions to the city of Lockport. The growth and strengthening of the industrial and manufacturing sectors of the city during this period resulted in the business leaders becoming highly influential members of the region and the nation. Many were active in politics and government, local churches, religious and social groups, clubs and other organizations. As the culture and sophistication of the community blossomed, the wealth that these successful residents generated radiated throughout the community, resulting in the development of public services, transportation systems, entertainment and in the general quality of life.[27]

[26] Wiley and Gardner, *Biographical and Portrait Cyclopedia,* 295-297.
[27] Walkowski, *Survey*, 4-38.

One of the persons attracted to the High and Locusts Streets area was Thomas Oliver, mayor of Lockport from 1888-89, when he and his family moved to a house on High Street in 1887.[28] Before becoming mayor, he and his brothers built a stone cider mill in 1880 at the corner of Grand and Gooding Streets that annually produced 35,000 barrels of cider. In 1893, the brothers converted the mill into the Oliver Brothers Brass Bed Manufacturing Company, a company that was nationally recognized as a producer of high quality brass beds. Thomas Oliver was instrumental in founding the Lockport Business Association and the Niagara, Lockport and Ontario Power Company.[29] In 1891, Oliver had a new house at 175 Locust Street built (NR listed 1998), which became "Locust Haven" in 1924, a retirement home for women. In 1966, the property was purchased by the First English Lutheran Church for use a parish house.

The High and Locust Streets area was home to other business owners including Lewis Ferguson, a local produce merchant, at 48 Park Place; John B. Hartwell, co-president of the Hartwell & Standish druggists and grocers on Main Street, who lived at 204 High Street; John H. Buck, former mayor of Lockport from 1873-1874, residing at 143 High Street; Allan Potts of Simonds Saw & Steel, with a house at 381 High Street; and Robert H. James at 157 High Street, owner of the SCBJ amateur radio station.[30]

At the turn of the twentieth century, the portions east of Washburn Street were still outside of the city's limits with the intersection of High Street and Washburn Street at the southeast edge. The city limits remained so until around 1915 when the limits were extended to Lincoln Avenue to the south and Davidson Road to the east. The last of any significant development in the district occurred during the early decades of the twentieth century, including the ca.1910 subdivision of the former D. Van Valkenburgh Estate at 165 Locust Street into five separate lots. Smaller scaled houses of the then-popular Craftsman and American Foursquare styles were constructed on these lots. Additionally, the last remaining undeveloped land from the former Spalding estate was parceled for Craftsman style houses on the east side of Park Place.

One of the most significant events for the Lockport was the opening of the Rochester, Lockport and Niagara Falls Railroad on June 25, 1852. The passenger and freight lines ran along East Market Street before crossing the canal. The railroad created another and faster means of transporting raw materials and finished products to Lockport, further boosting business and industry. The streetscape of the city also improved as the fortunes of its residents continued to rise through the nineteenth century. Kerosene lights were installed to illuminate

[28] Pool, *Landmarks,* 114.
[29] Claire L. Ross, *National Register of Historic Places Nomination Form: Thomas Oliver House 175 Locust Street, Lockport, Niagara County, NY* (Waterford, NY: New York State Office of Parks, Recreation, and Historic Preservation, 1998), section 8, 1.

the streets and watering troughs and hitching posts appeared to service the horses. An early improvement was the installation of plank sidewalks and crosswalks over the muddy roads, followed by paving on Main Street in 1852. Jail labor was used to pave the street with stones at the west end where the plank road terminated. This same crew also completed the paving of Locust Street, indicating its early prominence and significance during this era.[31]

As previously mentioned, the streetcar had a tremendous impact on the High and Locust Streets area. With the growth of the city's population in the late 1800s, Lockport established its first public transportation system in the form of horse-drawn trolley cars, followed by an electrified system. In 1892, the Common Council approved an application by the Lock City Electric Railroad Company to construct a street surface electric railroad on most of the city's main streets including Main Street, Market Street, Lincoln Avenue and Locust Street.[32] Locust Street was a main artery from the city's commercial core south to the Niagara County Agricultural Fairgrounds. Ten years later (1912), the Common Council approved an application by the International Railway Company to operate the street railroad which ran along Locust Street, starting at East Market Street on the north and terminating at Lincoln Avenue to the south.[33] Powered by an overhead electrical service, the line helped to open access between the downtown and rapidly developing subdivisions to the south. The Locust Street streetcar continued in operation until the mid-1930s when the trolley cars were replaced by city buses. [34]

By the 1930s, the prevalence of automobiles resulted in the necessity of garages to accommodate personal vehicles. The generous parcel sizes in the High and Locust Streets lots easily accommodated either the addition of newly constructed "autobarns" or the conversion of existing barns and carriage houses to accommodate the vehicles. Transportation for the middle- and upper-middle class shifted to the automobile and the convenience of one's own vehicle coupled with improved roadways made newly developing areas beyond High and Locust Streets more accessible and desirable.

CRITERION C: ARCHITECTURE

[30] *United States. Dept. of Commerce. Radio Division, Amateur Radio Stations of the U.S* (The University of California, 1920), 208, digitalized by Google April 22, 2010.
[31] Ibid., 4-75 to 4-76.
[32] *Revised Charter and Ordinances of the City of Lockport* (Lockport, NY: Press of Roberts Brothers Company, 1913), 503.
[33] Ibid., *524-526.*
[34] The files of the Niagara County Historian's Office.

After changes in fortunes and residents over the years, a high level of overall integrity and cohesiveness remains with the High and Locust Streets Historic District, evident in its streetscape and extant historic structures. The district developed as a fashionable neighborhood for upper-middle income residents and has a notable collection of mid-nineteenth through early twentieth century residential architecture, which include Greek Revival, Italianate, Queen Anne, Colonial Revival, Shingle, American Foursquare, and Craftsman styles. The architecture reflected Lockport's growth and prosperity as a center of manufacturing and industry between the Civil War and World War II and has retained much of its original character. The integrity is enhanced by the gracious street width, mature trees, large lawns, sidewalks, generous setbacks of the houses and spacious width of lots. The only significant change within this residential area in recent years was the loss of the two of former Van Valkenburgh estates on the east side of Locust Street, one of which became the grounds new the First English Lutheran Church. Many of the grand homes were converted to apartments as the neighborhood transitioned from an upper-middle income population of single family homes to a working class population with different housing needs during the latter half of the twentieth century. Residential streets that immediately surround the High and Locust Streets Historic District contrast with its integrity by having buildings with exterior modifications, several vacant lots and infill of modern structures.

The High and Locust Streets Historic District is an intact and contiguous collection of historic residential architecture associated with the founders and builders of the city during its growth from the mid nineteenth through the early twentieth centuries. To date, no architects have been identified for the houses within the district, but the styles, features and workmanship indicate that the houses were constructed by capable builders who referenced publications, builder's guides and pattern books of the times. In the 1840s, architectural theorists such as Andrew Jackson Downing, fostered the popularization and regional adaptation of styles such as the Italianate.[35] Pattern books allowed carpenters and builders to construct stylish houses without the need for an architect, which led to neighborhoods including vernacular examples of the various house styles.[36]

When a builder found success with a particular house model, it would often be replicated for successive new home buyers. For example, the Queen Anne style house at 44 Park Place was originally owned by William Huston, a prominent Lockport builder and contractor who built the Charlotte Cross Elementary School, located at the corner of West and Bristol avenues in Lockport.[37] It was possible, given Huston's career, that he was responsible for the construction of 44 Park Place, as well as 48 and 54 Park Place, all of which share similar

[36] Virginia McAlester and Lee McAlester, A *Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2006), 177.
[37] Edward J. Mehren, Henry C. Meyer, Charles Frederick Wingate, and John M. Goodell, *The Engineering Record, Building Record and Sanitary Engineer.* Vol 31 (New York: McGraw Publishing Company, 1895), 305, (Google eBook).

Queen Anne massing and details. In the early twentieth century, kit houses became popular, many of them produced by companies such as Sears, Gordon VanTine, Montgomery Ward and numerous other mail-order outfits, which helped to spread affordable housing throughout the country. It is possible (but not yet documented) that the Craftsman and American Foursquare houses on Spalding Street and Place were examples of these "kit" houses or modeled from them.

ARCHITECTURE PREVALENT IN THE HIGH & LOCUST STREETS HISTORIC DISCTRICT

Greek Revival (ca. 1825-1860)

This style was dominant in American domestic architecture from the 1830s through the 1850s and was especially visible in areas that experienced rapid settlement and expansion during those decades. At the end of the eighteenth-century, popular influences in fashion, décor and architecture came from a classical vocabulary, which continued into the early nineteenth century, often drawing inspiration from the ancient world. By the 1830s, builders adopted and applied the highly identifiable and idealized elements of Greek temples to contemporary architecture. Borrowed features commonly included front or side gabled low pitched roofs and emphasized cornice lines with large entablature-type molding and trim. Other features included large porches or porticos with columns and pedimented roofs, engaged columns, pilasters and ornamented door and window surrounds. Greek Revival architecture ranged from academic, near-replica copies of ancient examples, which closely emulated the forms and shapes of Greek temples to more modest structures that utilized individual elements from the Greek vocabulary (columns, entablature moldings or pilasters). The decline of the Greek Revival influence was gradual, but the front gabled house remained a constant in the vocabulary and a much used feature in American domestic architecture, an important lasting legacy of the style.

In Lockport, examples of the Greek Revival style appeared in modest, residential buildings, with a number of them being built from surplus stone quarried for canal construction. The gable front and wing variation was the most prominent, although there were several examples of the front-gabled type as well. Many extant examples are located on the south side of the Erie Canal, towards the west. With the High and Locust Streets district developing well after the advent of the canal, Greek Revival residences were rare and represent the initial stages of the transformation of the area into a neighborhood. One of the best extant examples of the style is the F. N. Nelson House constructed ca. 1850 and featuring a full height columned portico. Some of the other remaining examples in the district reflect small changes from later in the nineteenth-century, such as late nineteenth century porches, shaped shingles and other cosmetic alterations.

Italianate (ca.1840-1885)

Popular from the 1850s through the 1880s, the Italianate was among the residential styles that emerged as part of the picturesque movement, which drew inspiration from the romantic, informal and rambling farmhouses and villas of the Italian countryside. In the United States, the style was popularized in the writings and pattern books of design theorists and was at times referred to as the Bracketed style from its key distinguishing feature of decoratively scrolled brackets. These features were typically used in abundance to support door and window hoods or to embellish a prominent cornice. Other characteristics of the style included the use of tall narrow windows, segmentally arched lintels, bay windows, double entrance doors, roof cupolas and porches with elaborate detailing. In the High and Locust Streets Historic District, the Italianate style is the most prevalent and ranges from relatively modest examples, such the house at 216 High Street (ca. 1880), to more “high-style” versions like the John H. Buck House at 143 High Street (ca. 1870). The majority of extant examples are of brick masonry construction, but some are of frame construction such as 187 High Street (ca. 1870).

Queen Anne (ca. 1880-1910)

Named for the early eighteenth-century British monarch, the Queen Anne movement began in England in the 1860s as a revival style with a wide variety of sources and inspirations from medieval Tudor-era half-timbered structures, to the more Classical-inspired Renaissance era designs of the Elizabethan and Jacobean periods. This wide variety of historical and constructional sources all merged in the Queen Anne style in the United States as an eclectic style characterized by irregular forms, massing and shapes, and exterior walls frequently broken by recesses, projections, towers and bays. One of the most common elements found in both high-style and vernacular examples was the use of patterned or shaped shingles, available in a myriad of shapes and designs.

The High and Locust Streets District contains numerous examples of the Queen Anne style and include the houses at 217 High Street (ca.1890), 178 Locust Street (ca. 1890) and 130 Locust (ca. 1880), reflecting a wide variety of different types of Queen Anne houses and diversity found within this style. The majority of extant examples are of wood frame construction, but some are constructed in brick such as the Thomas Oliver House at 175 Locust Street (ca. 1891-1892). Queen Anne houses in the district range from modest middle-class examples, such as 121 Locust Street (ca. 1890), to the more high-styled examples such as the Ambrose S. Beverly House at 196 Locust Street (ca. 1875). The Queen Anne style was popular primarily in the last two

decades of the nineteenth-century, which corresponds with an era of prosperity in Lockport fueled by the Industrial Revolution.

Shingle Style (1880-1900)

As a closely related and contemporary of the Queen Anne style, Shingle Style buildings were generally constructed between the 1880s and 1900 and reflect a trend in architecture of the late nineteenth-century that began rejecting fanciful, highly ornamented buildings in favor of a more simplified and more restrained vocabulary of form. The Shingle Style combined many of the English influences of the Queen Anne style, but with one major difference being an exterior clad with shingles. While never as popular and widespread as the Queen Anne, the Shingle Style was widely used in “seaside cottages” in fashionable enclaves such as Newport, Cape Cod, eastern Long Island, and coastal Maine. These fashionable examples spawned many more affordable examples which were widely published in architectural magazines and journals across the country, reaching a broader audience.

The High and Locust Streets District contains a handful of extant examples of residential Shingle style at 300 High Street (ca. 1900), 306 High Street (ca. 1900), and 316 High Street (ca. 1900). The houses were all constructed around the same time and perhaps by the same builder. They are all of a modest design, descended from the “high-style” models that were widely published and well-known to Lockport’s middle-class in the late nineteenth-century.

Colonial Revival (1880-1955)

Growing interest in classical design and American Colonial architectural influences (especially those from the New England area) were inspired by a wave of American pride during the Philadelphia Centennial celebrations in 1876. A Colonial Revival movement began with greater regard for a more “correct” colonial composition with houses typically having massing and details derived from Colonial and Federal prototypes, but the size and scale of Colonial Revival houses were larger than those of the original models. Most Colonial Revival buildings contained rectilinear massing, broken perhaps by bay windows; symmetrical facades with central entrances; front porches with columns and classical balustrades; relatively uniform roofs, sometimes elaborated on the façade by a cross gable or a row of dormers; and window shutters. Palladian windows, corner pilasters, and garland-and-swag trim were common decorative elements. Materials used range from wood clapboard and

shingle to brick and stone. Entry doors were often accented with a decorative surrounds or entry porches, a feature far less common in earlier Colonial-era houses.

The High and Locust Streets Historic District contains several good residential examples of the Colonial Revival style such as 263 High Street (ca. 1888), 337 High Street (ca.1880), and a later example at 381 High Street (1936). The relative scarcity of these designs in the neighborhood, in favor of earlier trends such as Queen Anne and Italianate, indicates that the district was largely developed prior to the early twentieth century when the Colonial Revival reached its height of popularity.

American Foursquare (1905-1930)

Inspired by the Prairie and Arts and Crafts Movements of the turn-of-the-twentieth century, the American Foursquare became the dominate style for smaller houses constructed throughout the country in the first decades of the twentieth-century. The style developed as a response to the chaotic ornamentation of Victorian-era architectural styles by looking to the Arts and Crafts movement, which emphasized the beauty of natural materials such as wood, stone and metals. The movement drew heavily on the ideals of the British Arts and Crafts movement, founded by William Morris in the 1860s, who promulgated a return to hand-made and traditional production in response to the mechanization of the Industrial Revolution and the diminished role of worker as craftsman. Ironically, the American Foursquare became commonly produced produce of the factory in the United States. American Foursquare houses were sold as popular models of “kit houses,” produced by companies such as Sears, Gordon VanTine, and Montgomery Ward.

The name American Foursquare came from the fact that in its most basic form, the house featured four approximately equally sized primary rooms on each level, arranged in a square. This type of simple, basic and affordable housing was extremely popular at the turn-of-the-twentieth century and provided spacious, relatively attractive and affordable housing in both urbanized areas as well as suburban regions. Hallmarks of the style included a box-like square or rectilinear massing of generally two or two-and-one-half stories, a low hipped or pyramidal roof, typically with a large front dormer, It also generally featured a two-bay façade, simple double-hung factory-produced windows, and a full-width one-story front porch.

The High and Locust Streets District contains several American Foursquares, such as 165 Locust Street (ca.1915), 23 Spalding Street (ca.1914), and 31 Spalding Street (ca.1913). Two rare examples of a contemporary Craftsman Bungalow style are found within the district at 51 and 53 Park Place (ca.1915). Again, the relative scarcity of these designs in the neighborhood, in favor of earlier trends such as Queen

Anne and Italianate, indicates that the height of the district's development occurred prior to the early twentieth century.

CONCLUSION

In the decades after World War II, Lockport faced challenging times as the businesses and industries that once formed the backbone of Lockport's economy since the 1830s began to move away, decline or close. With the rise in automobile ownership and the lure of suburban living, the city of Lockport also saw the decline in population in the older areas of the city. Improved roadways and highways coupled with new ways of living gave rise to retail developments in outlying areas such as shopping malls, plazas and "big box" stores, many being located along South Transit Road in the town of Lockport. These factors served to draw business and commercial traffic from the traditional Main Street shopping district, forcing many small businesses to close adding to the further decline of the city's core. A city built by entrepreneurs during the Erie Canal era lost its value in the automobile age as populations and infrastructures shifted outward.[38]

Recently, Lockport has taken positive strides toward reclaiming its role as a destination with new developments such as the opening of the Niagara Discovery Center, the restoration of the Richmond Block overlooking the canal, and the repairs to the Flight of Five Locks. These projects, combined with leadership both in the public and private sectors, provides examples of how the city is embracing its unique heritage and legacy as a premier Erie Canal city and how utilizing its historic architecture and engineering has resulted in a renewed heritage tourism industry. Historic preservation has become a tool for new growth and development in Lockport with the city reaffirming its support for reusing its remaining historic buildings and in recognizing historic residential architecture with designated historic districts.

[38]Walkowski, *Survey*, 4-76 to 4-77.

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City Atlas: 1908
Julius Freschee Map Collection
The files of the Local History Room at the Lockport Public Library
The files of the Niagara County Historian's Office
Lockport City Directories

High & Locust Streets Historic District
Name of Property

Niagara County, NY
County and State

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
_X_Other
Name of repository: **Clinton Brown Company Architecture PC**

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 39.25 acres
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.) **See continuation sheet**

	Zone	Easting	Northing		Zone	Easting	Northing
1	18N			3			
2				4			

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

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

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundaries of the High and Locust Streets Historic District are drawn to encompass highest concentration of historic architecture that retains sufficient integrity to the district's period of significance and are contributing to the High and Locust Streets Historic District.

11. Form Prepared By

name/title Jill Nowicki, Historic Preservation Specialist
organization Clinton Brown Company Architecture PC date 12 June 2014
street & number 617 Main Street Suite M303 telephone 716-852-2020
city or town Buffalo State NY zip code 14203
e-mail jillnowicki@clintonbrowncompany.com

Additional Documentation

Submit the following items with the completed form:

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

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

- **Continuation Sheets**

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

Photographs:

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

Name of Property: High and Locust Streets Historic District

City or Vicinity: Lockport

County: Niagara State: New York

Photographer: Jill Nowicki, CBCA pc

Date Photographed: 11/21/2013, 6/10/2014

Description of Photograph(s) and number:

0001 of 0026: High and Locust Streets Historic District, 157 High Street, looking SW.
0002 of 0026: 185 High Street, looking SW.
0003 of 0026: High Street near Park Place, looking NW.
0004 of 0026: 204 High Street through 216 High Street, looking NW.
0005 of 0026: 217 High Street through 233 High Street, looking SE.
0006 of 0026: 254 High Street, looking south.
0007 of 0026: High Street near Washburn Street, looking NW.
0008 of 0026: 327 High Street, view SE.
0009 of 0026: High Street near Washburn Street, looking NE.
0010 of 0026: 330 High Street through 316 High Street, looking NW.
0011 of 0026: 376 High Street through 366 High Street, looking NW.
0012 of 0026: 381 and 387 High Street, looking SE.
0013 of 0026: High Street near Erie Street, looking NW.
0014 of 0026: Locust Street near Genesee Street, view SE.
0015 of 0026: Locust Street near Spalding Street, view NW.
0016 of 0026: 178 Locust Street through 196 Locust Street, view south.
0017 of 0026: 196 and 190 Locust Street, view west.
0018 of 0026: 23 Park Place through 33 Park Place, view SE.
0019 of 0026: 39 Park Place through 51 Park Place, view NE.
0020 of 0026: 51 and 53 Park Place, view SE.
0021 of 0026: Park Place near High Street, view NW.
0022 of 0026: Park Place Near High Street, view NE.
0023 of 0026: 31 and 35 Spaulding Street, view SE.
0024 of 0026: 35 Spaulding Street, view SE.
0025 of 0026: 35 Spaulding Street through 23 Spaulding Street, view SW.
0026 of 0026: 43 Spaulding Street through 39 Spaulding Street, view SW.

High & Locust Streets Historic District
Name of Property

Niagara County, NY
County and State

Property Owner:

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

name N/A

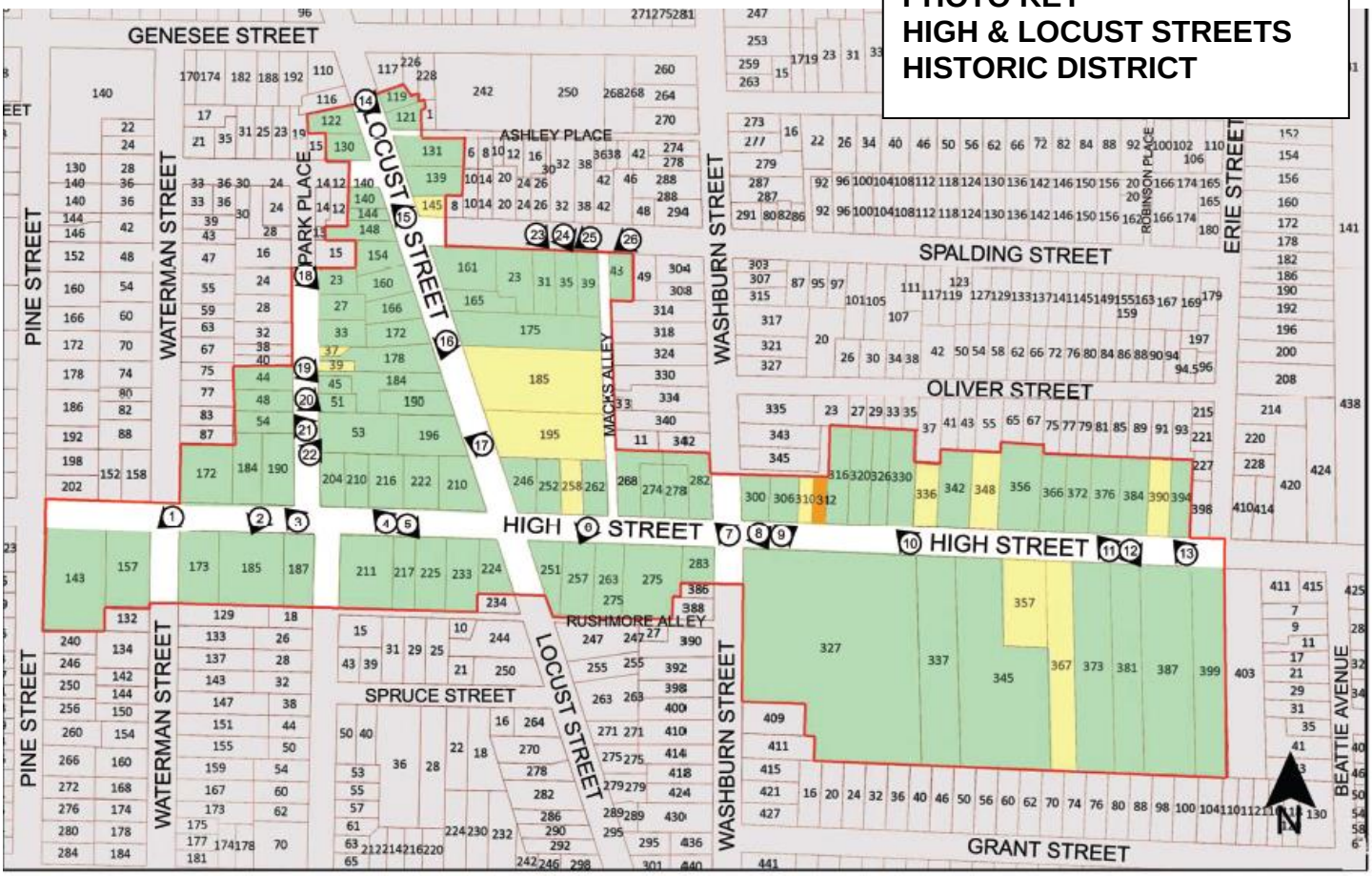
street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

PHOTO KEY
HIGH & LOCUST STREETS
HISTORIC DISTRICT



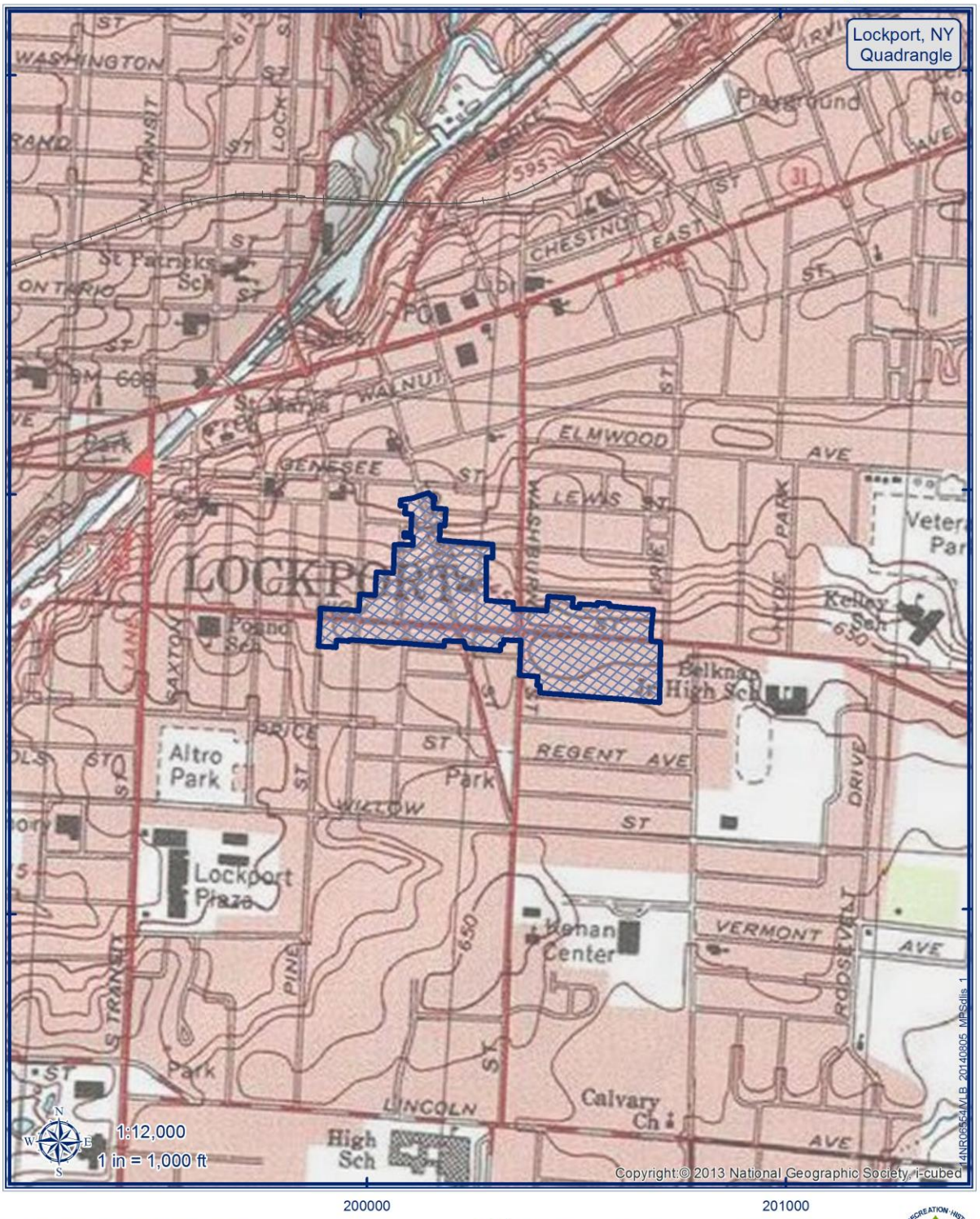
Clinton Brown Company Architecture, pc
The Market Arcade
617 Main Street, Suite M303
Buffalo, NY 14203
© CBCA 2014

The High and Locust Streets Historic District
City of Lockport, Niagara County, New York 14094
March 2014

Boundary of Proposed Historic District
Contributing Primary Property
Non-Contributing Primary Property
Vacant Lot

High & Locust Streets Historic District

City of Lockport, Niagara Co., NY

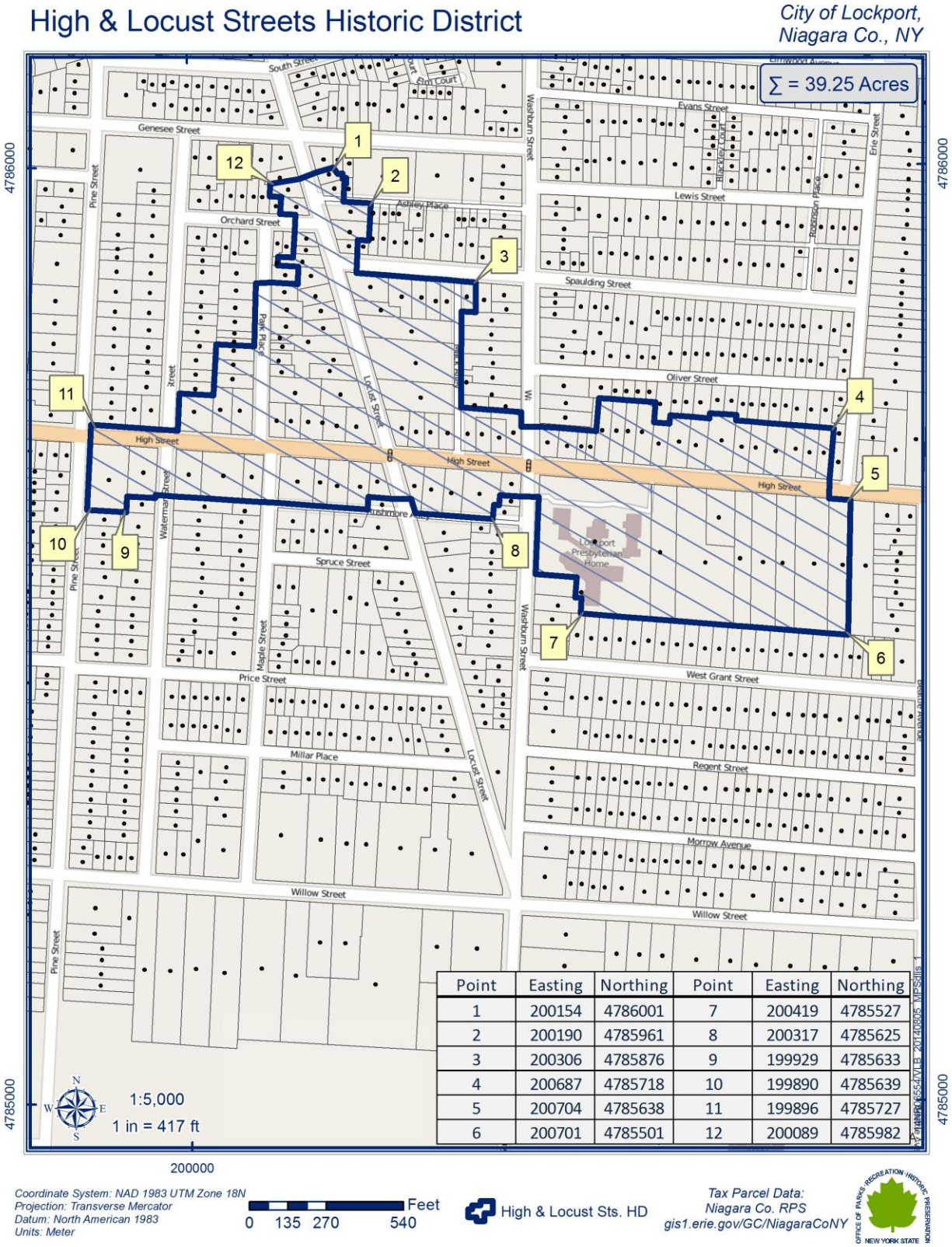


Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

Feet
0 325 650 1,300

High & Locust Sts. HD
RR

Tax Parcel Data:
Niagara Co. RPS
gis1.erie.gov/GC/NiagaraCoNY



Point	Easting	Northing	Point	Easting	Northing
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2	200190	4785961	8	200317	4785625
3	200306	4785876	9	199929	4785633
4	200687	4785718	10	199890	4785639
5	200704	4785638	11	199896	4785727
6	200701	4785501	12	200089	4785982

Section 10 continuation sheet
UTM coordinates

1. 18 N 200154E 4786001N
2. 18N 200190E 4785961N
3. 18N 200306E 4785876N
4. 18N 200687E 4785718N
5. 18N 200704E 4785638N
6. 18N 200701E 4785501N
7. 18N 200419E 4785527N
8. 18N 200317E 4785625N
9. 18N 199929E 4785633N
10. 18N 199890E 4785639N
11. 18N 199896E 4785727N
12. 18N 200089E 4785982N

Honest Jack Properties, LLC

1540 Broadway, Suite 1510
New York, NY 10036-4039

June 24, 2014

RECEIVED
JUN 27 2014
DIVISION FOR
HISTORIC PRESERVATION

New York State Office of Parks
Historic Preservation Field Services Bureau
Peebles Island
P.O. Box 189
Waterford, NY 12188-0189

Attention: Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

Reference: High and Locust Streets Historic District
184 High Street, Lockport, NY 14094
Niagara County

Dear Ms. Pierpont:

I Stephen Errico, the sole member of Honest Jack Properties LLC which owns the property located at 184 High Street, Lockport, NY 14094, object to the proposed National Register listing of the property.

Very Truly Yours,

Honest Jack Properties, LLC
Stephen J. Errico

State of New York)
) ss.:
County of New York **)**

Subscribed and sworn to (or affirmed) before me this 25th **day of** June **(month),** 2014 **(year), by**
Stephen J. Errico **(name of signer).**

(Signature of Notary) **(Seal of Notary)**

Jessica Lynn Smith
Notary Public
State of New York
No. 02SM6243455
Qualified in New York County
Commission Expires June 20, 2015

185

39

ONE WAY