United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number16000345

Property Name Canandaigua Historic District (Boundary Increase)

County: Ontario State: New York

Multiple Name:

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Alexis Abernathy 6/7/16

Signature of the Keeper Date of Action

Amended Items in Nomination:

The original nomination for the Canandaigua Historic District was listed on the National Register on April 26, 1986, at that time 166 South Main Street was listed as contributing. A National Park Service Part 1 application in 2015 determined this was in error, that a 1967 fire to the building should have determined the building non-contributing.

The Period of significance ended in 1935 and the characteristics that would have made the building, a hotel, were lost in the 1967 fire. This was confirmed with a teleconference with NYSHPO staff.

Since the Period of significance of the district has been extended to 1967 the post-fire configuration of the building as a commercial storefront, the building, as a c1967 storefront, contributes to the historic district.

166 South Main Street should be included under section 4(properties that were non-contributing that are now contributing) of Section 7 of the updated and Boundary Increase nomination.

Alexis Abernathy
National Register Reviewer
202-354-2236

NPS Form 10-900 OMB No. 1024-0018

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National Park Service

345

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form AMENDMENT

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 CANANDAIGUA HISTORIC DISTRICT (Boundary Amendment)

other names/site number

2. Location

street & number Catherine, Dungan, Brook, Hubbell and Sly Streets and portions of Park, Wood, Washington, Howell, Bemis, North Main, South Main, Gibson Streets and Park Place [N/A] not for publication

city or town Canandaigua [N/A] vicinity

state New York code NY county Ontario code 069 zip code 14424

3. State/Federal Agency Certification

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

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

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

___ **national** ___ **statewide** _X_ **local**

Ruth A Pierpont DSHPO 4/15/16
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 Edson N. Beall
Signature of the Keeper Date of Action

CANANDAIGUA HISTORIC DISTRICT (Boundary Amendment) — Name of Property

ONTARIO COUNTY, NY — County and State

5. Classification

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

x	private
x	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	
71	8	buildings
0	0	sites
0	0	structures
0	0	objects
71	8	**Total**

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

Canandaigua Multiple Resource Area

Number of contributing resources previously listed in the National Register

354

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/residence
COMMERCIAL/office
COMMERCIAL/store

Current Functions
(Enter categories from instructions.)

DOMESTIC/residence
COMMERCIAL/office
COMMERICAL/store

7. Description

Architectural Classification
(Enter categories from instructions.)

Italianate; Queen Anne; Colonial Revival;
Tudor Revival; Arts & Crafts/Craftsman; Mid
Twentieth century Cape Cod

Materials
(Enter categories from instructions.)

foundation: Stone, brick, concrete
walls: Wood, vinyl, stone
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.)

See continuation pages.

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.)

Community development
Architecture

Period of Significance

1789-1967

Significant Dates

1789, 1853, 1906, 1967

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

J. Foster Warner; Claude Bragdon, Francis Allen

Period of Significance (justification) The amended period of significance better reflects the growth and development of Canandaigua from its earliest buildings when it was established as a key settlement by Oliver Phelps as part of the Phelps and Gorham land purchase, to its development and continued growth as a governmental, commercial and social center for Ontario County through the mid twentieth century. See continuation pages for further explanation.

Criteria Considerations (explanation, if necessary) N/A

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

See continuation pages.

9. Major Bibliographical References

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

See continuation pages.

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:

__x__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ±227.76 acres
(Do not include previously listed resource acreage.)

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

	Zone	Easting	Northing
1	18N	313174	475075
2	18N	313494	4752184
3	18N	313755	4752067
4	18N	4751728	4751728

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 boundary has been amended to follow the lot lines of listed properties and to incorporate areas of Catherine, Hubbell, Park, Dungan and Brook Streets that created pockets within the historic district. Properties on Wood, Washington and Gibson Streets were also added to make a rational boundary.

11. Form Prepared By

name/title Virginia L. Bartos, Ph.D., Historic Preservation Program Analyst

organization NYS OPRHP/Division for Historic Preservation date 22 March 2016

street & number P.O. Box 189 telephone 518-268-2161

city or town Waterford state NY zip code 12188

e-mail virginia.bartos@parks.ny.gov

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 2000x3000 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Canandaigua Historic District (Boundary Amendment)

City or Vicinity: Canandaigua

County: Ontario State: New York

Photographer: Virginia L. Bartos

Date Photographed: 10 March 2016

Description of Photograph(s) and number:

Photo 0001 of 0038: General view of South Main Street viewed from central square area, looking southeast toward lake.
Photo 0002 of 0038: View of Ontario County Courthouse, looking west from Main Street.
Photo 0003 of 0038: Atwater Park, northwest section of center square area, looking southwest.
Photo 0004 of 0038: Bemis Block (76 South Main Street), looking west from South Main.
Photo 0005 of 0038: View of 65 South Main (now contributing to district), view looking southeast.
Photo 0006 of 0038: General View of South Main Street looking northwest from Beeman Street.
Photo 0007 of 0038: East side of South Main looking northeast from Bristol Street.
Photo 0008 of 0038: 182, 174, 170, 166 and 152 South Main Street, view looking northwest.
Photo 0009 of 0038: Center Street, looking south from Beeman Street.
Photo 0010 of 0038: Former Post Office and Canandaigua Y, 32 North Main Street, view looking west.
Photo 0011 of 0038: 47, 39 and 33 North Main, view looking northeast from Y property.
Photo 0012 of 0038: 47, 23 and 21 Sly Street, looking northeast toward Gorham Street.

Photo 0013 of 0038: 120 North Main (left) and 134 North Main (right), looking west. McKechnie Carriage House is background on south side of Wilcox Lane.
Photo 0014 of 0038: Listed residential properties looking southeast from Main and Fort Hill Avenue.
Photo 0015 of 0038: Carriage barns at Granger Homestead, 295 North Main, east end of property.
Photo 0016 of 0038: West side of Catherine Street, looking northwest from Gorham Street.
Photo 0017 of 0038: East side of Catherine Street, looking northeast from Gorham Street.
Photo 0018 of 0038: North side of Brook Street, view looking northwest from Hubbell Street.
Photo 0019 of 0038: South side of Dungan Street, looking southwest toward Hubbell Street.
Photo 0020 of 0038: North side o Dungan Street, looking northwest toward Hubbell Street.
Photo 0021 of 0038: East side of Hubbell Street, looking toward Howell Street from Dungan.
Photo 0022 of 0038: View looking northeast from 101 Hubbell Street.
Photo 0023 of 0038: Howell Street across from intersection with Hubbell Street looking northwest toward North Main.
Photo 0024 of 0038: Howell Street looking southeast at Park Street.
Photo 0025 of 0038: East side of Park Street near Hubbell.
Photo 0026 of 0038: 120 Park Street, looking west.
Photo 0027 of 0038: Park Place, looking west from Park Street.
Photo 0028 of 0038: Park Place looking north toward from Park Street from Gibson Street.
Photo 0029 of 0038: Gibson Street from Park Place looking northeast.
Photo 0030 of 0038: North Side of Gibson Street near Washington Street, looking east.
Photo 0031 of 0038: South side of Gibson Street opposite Washington Street, looking south.
Photo 0032 of 0038: 223 & 219 Gibson Street, looking south.
Photo 0033 of 0038: South side of Gibson Street looking southeast toward Charlotte Street.
Photo 0034 of 0038: South side of Gibson Street, looking southeast from #137.
Photo 0035 of 0038: 235 & 229 Gibson Street, looking south.
Photo 0036 of 0038: West side of Washington Street, looking north from Gibson St.
Photo 0037 of 0038: West side of Washington Street, looking southwest from Howell Street.
Photo 0038 of 0038: West side of Wood Street looking southwest from Gibson Street.

Property Owner:

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

name N/A

street & number _____ telephone _____

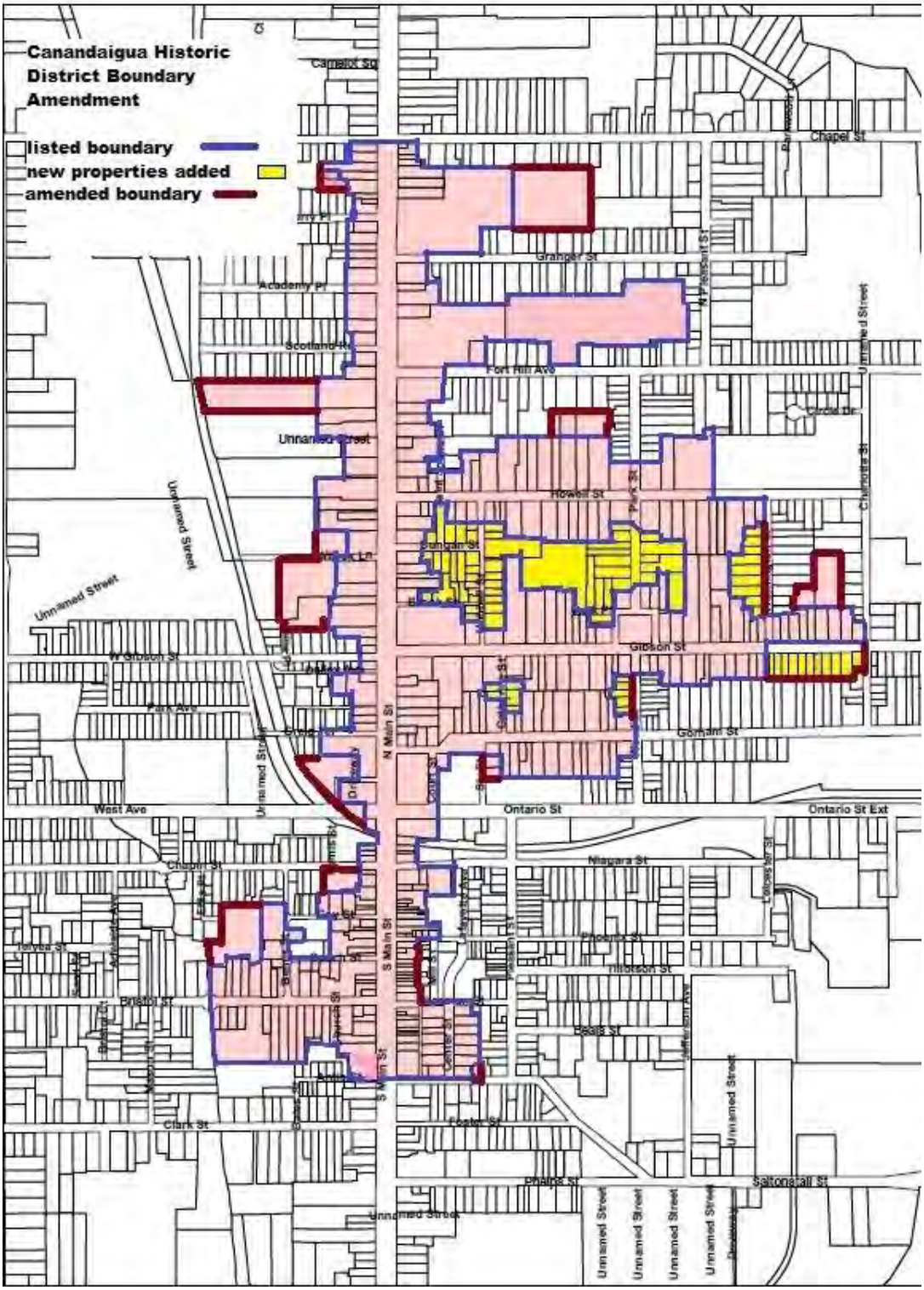
city or town _____ state _____ zip code _____

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.

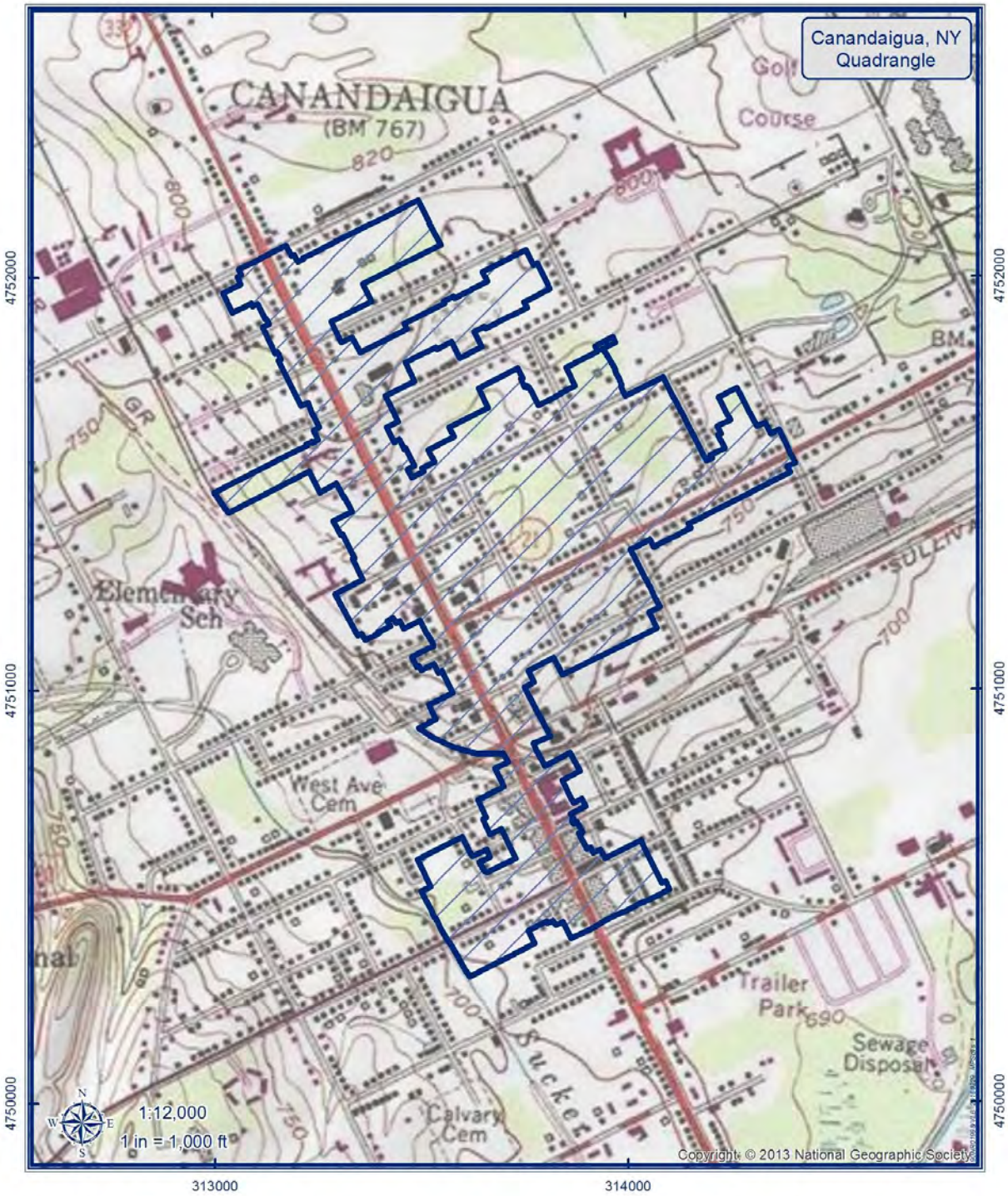
CANANDAIGUA HISTORIC DISTRICT (Boundary Amendment) — Name of Property

ONTARIO COUNTY, NY — County and State



Canandaigua Historic District
Boundary Amendment

Canandaigua, Ontario County, NY



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

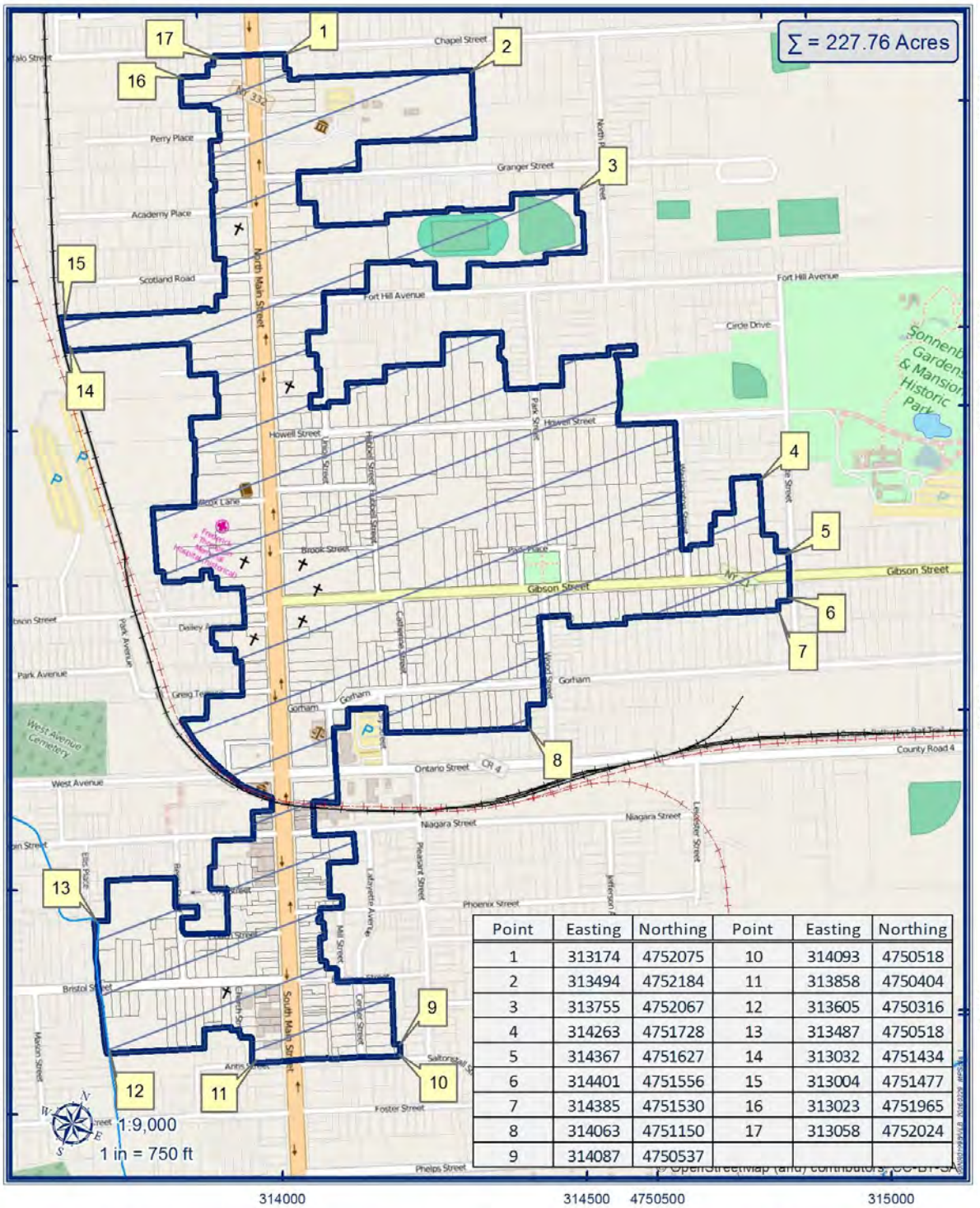
Feet 0 260 520 1,040

Boundary Amendment

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation and Historic Preservation

Canandaigua Historic District Boundary Amendment

Canandaigua, Ontario County, NY



Point	Easting	Northing	Point	Easting	Northing
1	313174	4752075	10	314093	4750518
2	313494	4752184	11	313858	4750404
3	313755	4752067	12	313605	4750316
4	314263	4751728	13	313487	4750518
5	314367	4751627	14	313032	4751434
6	314401	4751556	15	313004	4751477
7	314385	4751530	16	313023	4751965
8	314063	4751150	17	313058	4752024
9	314087	4750537			

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

Feet
0 190 380 760

Boundary Amendment

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation and Historic Preservation

Narrative Description

Listed in 1984, the Canandaigua Historic District combined the largely residential North Main Street Historic District (originally listed 20 July 1973) with additional contiguous properties that extended into the commercial area on South Main Street (ending at Antis Street) and included another small residential area on Bristol Street, all identified in the Canandaigua Multiple Resources Area document (1984). The listing at that time encompassed a total of 354 properties within the city of Canandaigua. Recently, as a result of working with owners on tax credit applications, the New York SHPO has discovered a number of errors and omissions in the 1984 nomination, which include: properties in the building list that were not on the map; boundaries drawn at the rear of buildings rather than at the rear of lot lines; properties on the map that were not in the building list; and most seriously, pockets of unlisted eligible historic resources within the district boundary (i.e. “donuts”). The latter includes buildings on Catherine, Dungan, Brook and Hubbell Streets and portions of Park, Gibson, Wood and Washington Streets. No justification or explanation was provided in the nomination document for the exclusion of these areas.

This amendment does two major things: First, it corrects boundary and mapping errors and the building list. The boundary is amended to follow the property lines for all listed properties. The new boundary also takes in the internal omitted areas within the district (Brooks, Catherine, Dungan, Hubbell and Park) and expands the district slightly at its edges in three places where a more consistent boundary could be justified (Gibson, Washington, Wood). As a result of the boundary increase, the amendment adds 71 contributing and 8 noncontributing properties (mostly residential) that are similar in age and context to those in the original district. The 1984 listed building count consisted of 338 contributing and 16 noncontributing primary buildings. The amended district includes 408 contributing and 15 noncontributing primary properties. Further examination of the building list revealed other errors, such as changes in addresses, demolitions and/or new construction. New and corrected building descriptions for the new and altered properties have been provided.

Second, in studying the district, the original period of significance, which ended at 1935, was judged to be too narrow to take in the full context of the village’s twentieth century growth and development.

Thus, the period of significance was expanded to cover the years 1789-1967. This resulted in a change in status for two commercial buildings and three residences originally noted as non-contributing. These buildings are also described with the following property list.

Amendments to Building list

1. Properties being added to the district to eliminate internal gaps and to create a more rational boundary:

Brook Street—North Side

10 Brook Street, ca 1970, noncontributing due to age

One-story, L-shaped office building with end gabled, asphalt clad roof. Exterior is brick faced concrete on facade with vinyl in gable ends. Windows are narrow or grouped in three or four. Large paved area allows access to entrances to three offices.

18 & 28 Brook Street, ca. 1930 and ca 1900, (one parcel, two buildings both noncontributing due to alteration)

> 18 Brook St: ca. 1930Colonial Revival style, two-story building with cross-gabled roof; one-story shed roofed porch on west end and two story porch in recessed portion of building. Doors and windows are nonhistoric replacements; support beams on both porches are also replacements. Exterior appears to be vinyl clad except for gable end of two-story porch; one story carport on east side of building.
>
> 28 Brook Street, ca. 1900, one-story, three-bay wood frame house clad with vinyl resulting in loss of historic features/detail; asphalt shingle side gabled roof with sloping rear section.

30 Brook Street, ca. 1890, contributing

Modest two-story three–bay residence with front gabled roof; wood framed with vinyl; single-height, two-bay porch with hipped roof and turned spindle support posts; one-over-one windows. One-story attached enclosed addition on rear (north) of building. Gravel drive on east side of building.

36 Brook Street, ca. 1900, contributing

Modest two-story, two-family residence with each façade being three-bays; wood frame with vinyl siding; foundation appears to be parged stone; cross-gabled asphalt shingled roof; more recent single-height porches surround both entrances; each side has shorter two story rear addition with covered secondary entrances on the sides.

Catherine Street—West Side

56 Catherine Street, ca. 1885, contributing

Two-story wood frame house with modest Stick style trim and newer addition on north side; one-story, one-bay side wing on south side with side gabled roof; main block of house has two large centrally placed double-hung windows with decorative wood framing and end gabled roof with wood embellishment in gable end; even fenestration throughout exterior; rear portion of roof slopes to the north to cover one and one-half story addition; recessed entrance in addition, porch around recessed entrance has Eastlake style trim.

60 Catherine Street, ca. 1900, contributing

Two and one-half story wood frame modest Queen Anne style residence with hipped roof with dormers and end gables; even fenestration throughout exterior; full width porch across first floor façade with turned support posts and spindle frieze; projecting north section of façade has main entrance set into decorative wood surround and sidelights; eave has wide plain frieze; north side of building has projecting bay window in upper floors and one-story enclosed porch in rear; northeast portion of property has, one-story, one-bay garage with hipped roof, ca. 1925.

Catherine Street—East Side

49 Catherine Street, ca. 1915, contributing

Two-story, two-bay modest house with front gabled roof and full width porch along first floor façade; porch roof has wide overhang and decorative bracketed square support posts; house is wood frame with vinyl exterior and enclosed side entrance on south side and one-story addition at rear, ca. 1950. Detached one-story one-bay garage, wood frame with vinyl and hipped roof, ca. 1920.

51 Catherine Street, ca. 1910, contributing

Two and one-half story, two family residence; wood frame with vinyl siding and end gabled roof; full porch across façade on both first and second floors; modest Colonial Revival features such as rounded Tuscan order porch columns and tripartite windows on south side; centrally located roof dormers on north and south elevations and even fenestration throughout exterior. Main entrances on northwest end of porch. One-story, one-bay detached garage, wood frame with front gabled roof, ca. 1920.

55 Catherine Street, ca. 1900, contributing

Two-story, three-bay modest Colonial Revival style building, L-shaped wood frame building; slightly recessed main entrance with sidelights; small side wing with partially enclosed porch; even fenestration throughout exterior and wide eaves with front gabled roof; One-story, one-bay detached garage, wood frame with front gabled roof, ca. 1920.

59 Catherine Street, ca. 1880, contributing

Two and one-half story, two-bay modest Queen Anne style residence; wood frame with shingle

exterior; cross gabled roof with cornice returns in gable ends; wrap-around first floor porch on façade with turned support posts and wide frieze under eave; large centrally placed window looks onto porch; recessed entrance on north side of porch; two-story barn/carriage house on property, wood with two bays of barn-style doors with decorative wood paneling, ca. 1900.

61 Catherine Street, ca. 1904, contributing

Two and one-half story, Queen Anne style two-family residence, wood frame with wood fish scale shingles in gables; projecting bays on façade and north elevation; full width porch across first floor façade with centrally located entrance; doors are wood and glass set into decorative wood moldings; porch has centrally placed pediment with wood carved inset; decorative curved bracket with wood corbel on northwest second floor corner; small decorative windows with wide moldings in gable ends and porch. Detached one and one-half story two-bay garage with wood panel doors and side gabled roof, ca. 1930.

Dungan Street—South side

19 Dungan Street, ca. 1925, contributing

Two-story, three bay wood framed building with concrete foundation; modest Colonial Revival style with even fenestration on façade and pedimented porch around entrance; two front facing dormers in roof. Single height enclosed porch with sloping roof on west side of building; secondary entrance on east side; irregular fenestration in rest of building; single-story, two-bay wood frame garage in rear of property (also ca. 1925).

21 Dungan Street, ca. 1900, contributing

Two-story, modest residence with minimal classical detailing (front facing gable, pedimented side projection on east); door with wide surround and cornice; building is wood-framed with vinyl siding; concrete foundation and concrete steps at main entrance; west side is two-bay, full height projecting section with end gable and small one-story projection with sloping roof; detached ca. 1920 two-story, wood frame two-bay garage with small double-hung windows in upper level and front gabled roof in rear of property.

25 Dungan Street, ca. 1900, contributing

Two-story, L-shaped, modest residence with cross-gabled roof; concrete foundation and generally even fenestration with paired windows in the gable ends; single height porch with hipped roof and turned support posts in ell; rear roof slopes down of one story addition on southeast side of building; detached one-story garage ca 2003 (noncontributing due to age).

29 Dungan Street, ca. 1910, contributing

Two and one-half story three bay residence with cross-gabled roof and single height wrap-around porch on first level; wood frame with Colonial Revival detailing such as Doric order rounded support posts in porch and fairly even fenestration; entrances have large, plain door moldings/surrounds; small

second floor porch on northeast side of building; paired window in front gable end and two large double-hung windows below in first and second floors; pressed concrete foundation.

33 Dungan Street, ca. 1850, contributing

Two and one-half story wood-frame building with Italianate features such as low overhanging roof with plain frieze band and narrow windows under eaves; main entrance door is nonhistoric replacement but has pedimented one story, one-bay porch with box beam supports and cornice return; even fenestration throughout building; west side of building has another single height porch with rounded columns surrounding another entrance.

39 Dungan Street, ca. 1893, contributing

Two and one-half story Colonial Revival style building with two dormers in roof with rounded, leaded glass windows set into wide moldings; below are two double-hung windows; first floor projecting bay window with shed roof; entrance porch with front facing gable end that overhangs with plain frieze with wood corbels; square porch support beams and square spindle frieze; house is wood-frame with vinyl siding and side gabled roof; east side of house has another projecting bay window with shed roof on southeast; detached one-story detached garage (ca. 1920) with two bays and door with wood panels and paired six-over-six lights.

Dungan Street—North Side

22 Dungan Street, 1954, contributing

One and one-half story, wood frame Cape Cod style building with one story addition in rear and one story attached garage; foundation appears to be parged/painted concrete; roof is front gabled; paired, double-hung window is in gable end; below window is main entrance with one-bay porch with end gabled roof with pitch similar to main roof; entrance is flanked by two double-hung windows; although house is smaller in scale than rest of street, its colonial form reflects the other earlier Colonial Revival style buildings on Dungan Street.

28 Dungan Street, ca. 1885, contributing

Two and one-half story wood frame building with shingles on main body of building; Queen Anne style with decorative stickwork trim and half-round windows in gable ends; several windows are paired or grouped in threes with common wood sills and lintels; projecting bay windows on east and west sides have multi-light windows, decorative corbeling, rafter tails and arched lintels; roof slopes on northwest side to create a porch for a secondary entrance; main entrance is one-bay single-story porch with steep roof and turned supports; attached two-bay garage on north side of residence.

34 Dungan Street, ca. 1890, contributing

Two and one-half story wood frame house, clad in shingles; Queen Anne features such as decorative woodwork in gable ends, cross gabled roof and irregular form; sloping roof creates one-bay porch over entrance; porch supports are turned or bracketed posts; double wood and glass door set into plain

wide trim; Dormer window over decorative porch gable; dormer has wide surround with wood corbels and peaked roof mimicking lower gable; paired window in first floor projection has similar peaked gable detail and sloping roof; above it are two more windows and a decorative front facing gable end; west side has another upper level bay window with multi-light and decorated gable end above; east side has full height projection with similar decorative details.

40 Dungan Street, ca. 1890, contributing

Two and one-half story wood frame residence with vinyl siding; Queen Anne features such as irregular form, projecting bays and windows, and full width one-story shed-roofed porch with turned support posts; recessed entrance at southeast corner; small one bay porch directly over entrance in second floor, also with turned spindle supports; cross gabled roof with decorative windows and cornice returns in gable ends; foundation appears to be concrete; rear of building has enclosed entrance and smaller second floor enclosed porch; detached one-story wood frame garage to northwest of house ca. 1920 with two bays of original double wood panel and glass doors.

Gibson Street--south side ending at Charlotte

189 Gibson Street, ca. 1900, contributing

Modest two-story, three-bay shingle clad residence with front gabled roof; one-story full-width porch across façade with Eastlake style details (turned posts and spindle work frieze between posts, corner brackets); later one story addition on rear; even fenestration although windows appear to be replacements.

191 Gibson Street, ca. 1880, contributing

Two-story, three-bay residence with cross gabled roof; full height projecting bay with hooded windows with decorative wood moldings; ca. 1900 partial width, one-story porch across façade at entrance with Colonial Revival columns; building is wood frame with shingle exterior and stone foundation; even fenestration; windows have drip capped lintels and wood sills; ca. 1900 one and one-half story barn in rear of property, wood frame with front gabled roof.

195 Gibson Street, ca. 1934, contributing

Two-story modest house with Craftsman details such as stone facing on first floor façade and shingles on rest of exterior; windows are six-over-six double hung sash; centrally placed main entrance with sidelights and lower wood panels; tall exterior masonry chimney on west elevation; one-story garage ca. 1934 in rear of property with hipped roof and wood door.

197 Gibson Street, ca. 1880, contributing

Two-story, three-bay modest residence with cross gabled roof; vinyl siding resulted in minor loss of detailing in windows on front porch; shed roofed porch is full width, one-story across façade; square support posts with square capitals and decorative brackets; small one-story addition on rear; detached one-story, one-bay garage ca. 1940 with side gabled roof and wood door.

201 Gibson Street, ca. 1895, contributing

Two and one-half story residence with Colonial Revival style details such as Palladian window in gable end and classical style pediment over entrance on full-width porch across façade; hipped roof; square support porch posts set into concrete bases, pressed concrete foundation; original wood door with narrow central light and wide, plan door surround; exterior clad in vinyl in 2009 with some loss of detail on west elevation.

205 Gibson Street, ca. 1890, contributing

Two-story modest two-family residence with cross gabled roof and vinyl siding; full-width one-story porch across façade with chamfered support posts with decorative brackets; porch windows are narrow double-hung sash with lower wood panels; even fenestration; windows have heavy, plain moldings; detached one-story two-bay garage ca. 1930, wood frame with hipped roof and paneled doors.

211 Gibson Street, ca. 1902, contributing

Two and one-half story Queen Anne residence, wood frame with shingle siding; full-width one-story porch across façade with decorative pediment at entrance and turned spindle detailing and posts; cross gabled and peaked roof with cornice returns in gable ends; windows and eaves have heavy plain moldings; irregular form of main block with full height projection bays on north, east and west elevations; one-story barn/garage ca. 1912, wood frame with hipped roof also on property.

215 Gibson Street, ca. 1910, noncontributing due to alteration

Two story, two-bay residence with vinyl siding resulting in loss of significant detail; enclosed entrance; roof appears as side gabled with center peak but has been replaced/altered; uneven fenestration; detached one-story, one-bay garage (ca. 1930) also altered and noncontributing.

219 Gibson Street, ca. 1860, contributing

Two and one-half story, three-bay residence; wood frame with clapboarding and cross gabled roof; gable ends and cornice returns with decorative brackets and keyhole style window; pronounced eaves have wide plain frieze; full width one-story porch across façade with hipped roof and square supports with square capitals; double wood door and narrow windows framed by porch openings; all windows are two-over-two and have wide frames with drip-capped lintels; enclosed one-story porch in rear with secondary entrance.

223 Gibson Street, ca. 1860, contributing

Two-story, five-bay modest residence with side gabled roof and vinyl siding; oculus windows in gable ends; newer windows with some modification in the fenestration pattern in the first floor; centrally located entrance; porch spans three -bays and is later (ca. 1880) with Eastlake style brackets; ca. 1880 barn/carriage house in rear of property, two-story, one bay, wood frame with front gabled roof.

229 Gibson Street, ca. 1940, noncontributing due to alteration

Two-story, three-bay modest residence with recessed two-story side wing on west elevation; full width, shed-roofed one-story porch across façade (1969); may have been Colonial Revival but new windows, doors and vinyl siding have eliminated any historic features/details.

235 Gibson Street, ca. 1905, contributing

Two and one-half story Colonial Revival house with vinyl siding and some newer windows; hipped roof with wide, pedimented three-part dormers and windows; partial width one-story porch on façade with square support posts; first floor bay window on east side of main entrance; west side has two-story projecting bay and east side has one-story bay window; foundation appears to be concrete; detached noncontributing one-bay garage with hipped roof, ca. 1999.

Hubbell Street—west side

96 Hubbell Street, ca. 1885, contributing

Two and one-half story, three-bay wood frame house clad with wood shingle; Queen Anne style featuring two-story turreted bay on south and two-story hipped roof ell on north elevation; one-story full width porch on façade with turned posts and balusters; cross gabled, asphalt clad roof with shingle clad front facing gable end with small centrally placed window with decorative trim; ca. 1940 attached garage to northeast of porch.

100 Hubbell Street, ca. 1893, contributing

Two and one-half story Queen Anne style residence; wood frame with wood shingle and cross gabled roof; wrap-around porch on first level with turned support posts and upper and lower balustrades; porch has hipped roof; main entrance and small window with stained glass edging on façade; full height projecting bays on north and south sides; north side also has secondary entrance with shed roofed porch; foundation appears to be stone and brick.

106 Hubbell Street, ca 1890, contributing

Two-story, three-bay modest Queen Anne style residence with cross gabled roof; wood frame with vinyl, but wood fish scale shingles extant in side gabled ends; concrete foundation; full width one-story porch across façade with low hipped roof and round support columns; oculus window in front facing gable; two-story bay window projection on north elevation; small enclosed entrance porch on rear elevation and one bay porch with Eastlake style trim around secondary entrance on south elevation.

110 Hubbell Street, ca. 1885, contributing

Two and one-half story Queen Anne style residence with hipped roof and gable ends on north, south and east sides of roof; façade has one-story, full-width porch with hipped roof and rounded column supports; Façade also has full height bay window projection with wood fish scale shingles visible in gable end; rest of house is wood frame with vinyl; windows appear to be replacements but fenestration

pattern remains unaltered.

114 Hubbell Street, ca. 1885, contributing

Residence appears to be mirror image of 110 Hubbell--two and one-half story Queen Anne style residence with hipped roof and gable ends on north, south and east sides of roof; façade has one-story full-width porch with hipped roof and rounded column supports; Façade also has full height bay window projection with wood fish scale shingles visible in gable end; house has clapboard siding and concrete foundation; modest bracket details in northeast end corner; patterned composition shingles on roof.

118 Hubbell Street, ca. 1900, contributing

Modest two-story Colonial Revival style building with wood clapboarding and overhanging end-gabled roof; small Palladian window in front facing gable end; even fenestration; masonry foundation, full-width one story porch across façade rounded column supports.

124 Hubbell Street, ca. 1900, contributing

Two and one-half story Foursquare residence with side gabled roof; façade has projecting bay window on lower south end and Craftsman style porch with recessed entrance on north end. Two dormer windows in roof with double-hung windows directly below in second floor; relatively even fenestration on north and south elevations with single window in gable end; one-story wood framed hipped roof garage (ca. 1920) in southwest end of property.

140 Hubbell Street, ca 1900, contributing

Two and one-half story, two family residence with full width porch on both first and second floors across façade; building is wood frame with wood clapboarding; entrances on each end of first floor façade—doors appear to be original wood frame and glass, large double hung window centrally located between doors with double doors to second floor porch directly above; concrete foundation; cross gabled roof with double-hung windows in gable ends.

Hubbell Street-east side

99 Hubbell Street, ca. 1925, contributing
Two and one-half story modest Tudor Revival style residence with hipped, flared roof and pronounced front facing gable on southwest; gable end has centrally placed window; even fenestration throughout building; shed roofed covering on façade over door and projecting bay window; exterior chimney on south side; house is wood frame with wood siding and concrete foundation; detached one-story two-bay garage with hipped roof northeast of house, ca. 1925.

101 Hubbell Street, ca. 1915, contributing

Two and one-half story Colonial Revival style shingle clad residence with side gabled roof and prominent dormers; denticulated cornice across façade with full-height corner pilasters; Palladian window over centrally place entrance; one-bay porch at main entrance with double column supports;

south elevation has projecting ornate Palladian window and both north and south elevations have oculus in gable end; detached one-story two-bay garage ca. 1925 with hipped roof in rear of property.

105 Hubbell Street, ca. 1915, contributing

Two-story, two-bay modest Colonial Revival residence with shingle siding and cross gabled roof with front facing gable end; main entrance on north end of façade has curved transom and narrow sidelights; paired two-over-two windows to right (south) of entrance; three-light fixed window in gable end and two double hung windows in second floor; even fenestration throughout building; east end of building has one-story porch with square wood supports; masonry foundation carried over to front steps to entrance; north elevation has full-height bay window with hipped roof set into gable.

109 Hubbell Street, ca. 1890, contributing

Two and one-half story, two-bay Queen Anne s residence with cross-gabled roof and fish scale shingles in gable ends; recessed entrance on northwest; full-with one-story porch across façade with turned support posts and front facing gable at steps. Wood frame with clapboarding and masonry foundation; molding between first and second floor mimics plain band beneath eaves; partly enclosed porch at southeast end.

111 Hubbell Street, ca. 1890, noncontributing due to alteration

Two-story one-bay modest residence with masonry foundation and cross gabled roof; clad with vinyl siding and newer roof; newer door and concrete steps on north side; one story bay window also on north side; even fenestration but windows appear to be replacements; newer siding and roof has led to loss of historic details/features. Two additional entrances on north side of house, one with a recently enclosed porch.

117 Hubbell Street, ca. 1885, contributing

Two-story, two-bay modest L-shaped residence; masonry foundation; wood frame with clapboarding; cross-gabled roof; entrance has two-bay single height porch extending to ell; porch has hipped roof and square post supports; even fenestration except for one historic replacement window on lower south side of façade.

121 Hubbell Street, ca. 1893, contributing

Two-story, three bay modest residence with recessed entrance and newer steps, landing; foundation appears to be concrete; rectangular form with cross-gabled roof with wide eaves and pronounced front facing gables, one with scalloped shingles and ocular window; main entrance has original double wood paneled doors and storms; relatively even fenestration.

129 Hubbell Street, Dr. Noah T. Clarke House, ca. 1857, contributing

Two-story, three-bay Italianate style residence with wrap-around porch with paired column supports; wood frame with clapboarding; low, hipped roof with wide eaves and plain frieze, even fenestration;

windows are six-over-six double hung throughout most of the exterior except for the porch; windows and main door appear to be original—door has rectangular multi-light transom; door surround has engaged pilasters and narrow sidelights. Foundation appears to be stone; single story bay window and secondary entrance on north elevation; another entrance at porch end on south elevation ; two story barn/carriage house ca. 1860 on property with sliding barn style door and hay window in upper portion; front gabled barn roof.

137 Hubbell Street, ca. 1890, contributing

Two and one-half, two family Queen Anne style residence with hipped roof with gables at crest and corners; stone foundation; partial width, one-story shed roofed porch covering entrances; porch has turned supports on square bases, wood frame with shingle; gable ends are decorated with wood lattice work, decorative shingles or sunbursts and decorative molding; One-bay porch on second floor, north end of façade; another porch with Eastlake style detailing on northeast side of house; full-height projecting bay windows centered on north and south elevations.

141 Hubbell Street, ca. 1890, contributing

Two and one-half, two family Queen Anne style residence with hipped roof, similar in form and style to 137 Hubbell; some loss to detailing with vinyl siding and newer roof; Eastlake style trim on porch; north side bay projection retains curved brackets and pendants at corners; foundation appears to be stone.

Park Place

138 Park Place, 1983, noncontributing due to age

Two-story raised Ranch style house with attached garage on north end of building; side gabled roof; wood sided; enclosed porch/addition on east side; house is set well-back from street along shared curved entry/drive; property shielded from rest of Park Place by landscaping.

Park Street-west side

110 Park Street, ca. 1938, contributing

Two-story, three-bay residence with two-bay side wing and enclosed porch; modest Colonial Revival style features of paired columns at entrance porch and enclosed porch, relatively even fenestration, old style form and double-hung windows with newer shutters; centered window in gable end; one-story garage (1938) attached to house by a hyphen.

120 Park Street, ca. 1880, contributing

Two-story, three-bay picturesque house with side gabled roof with jerkinhead gable ends with brackets; front facing dormer with rounded double-hung window and small louver; foundation is stone and concrete; wood frame with clapboarding; windows are tall, two-over-two sash with bracketed tops/lintels; pronounced brackets over paired window in second floor façade; entrance has flat roof porch with groups of three square panels supports with decorative caps with similar pairing engaged in

wall flanking entrance; Main entrance has double wood door set behind storm door with rectangular transom; covered secondary entrance on south side; two-story barn/garage ca. 1900 on property, wood with side gabled roof.

126 Park Street, ca. 1880, contributing

Two-story, three-bay rectangular shaped modest house with end gabled roof with paired decorative brackets in eaves; projecting entrance bay on south end of façade with porch extending north; porch has square supports and hipped roof; south elevation has one-story bay window on east end and full height projecting section at west end; wood frame with clapboarding; detached two bay garage ca. 1930 with double wood doors with small upper lights and front gabled roof.

130 Park Street, ca. 1940, contributing

One and one-half story Cape Cod residence of side gable and roof wing form; front facing gable has recessed entrance; prominent exterior chimney on south elevation; exterior faced with stone in lower portion; majority of exterior clad in vinyl siding; contemporary one-story detached garage in rear of property (ca. 1950).

134 Park Street, ca. 1950, contributing

One and one-half story Cape Cod residence of side gable roof and wing form; front facing gable has prominent exterior chimney in center and recessed entry with decorative pendant; vinyl and wood siding; contemporary one-story detached garage in rear of property (ca. 1950).

140 Park Street, ca. 1900, contributing

Two-story, three-bay Colonial Revival style residence with large wrap-around porch; foundation is pressed concrete; cross-gabled roof with slight overhang; porch has sloping roof and is supported by round Doric order columns on concrete bases; wood balustrade between bases; main entrance is on south end of façade and is wood paneled with sidelights and wood transom; one-story bay window on north elevation; noncontributing one and one-half story detached garage in rear of property (ca. 1970).

142 Park Street, ca. 1915, contributing

Two and one-half story Tudor style residence with pronounced front gable cross gabled roof with prominent gable ends; several paired windows and irregular fenestration; roof slopes on south end by main entrance; clad with vinyl siding but form still evident; noncontributing shed in rear (too small to count).

Park Street—east side

115 Park Street, ca. 1890, contributing

Two and one-half story, T-shaped modest Colonial Revival style residence with one-story addition on rear (east); concrete foundation; exterior is clad in aluminum siding; cross-gabled roof with jerkinhead

gable on northwest end of house and dormer window extending from second floor into roof on south portion of façade; covered porch at main entry in center of façade; porch is shed-roofed with paired square column supports; single-height bay window with hipped roof and brackets on northwest part of façade.

121 Park Street, ca. 1900, contributing

Two and one-half story Colonial Revival style residence with steep hipped roof and Palladian window in prominent front facing gable end; full height projecting bay window on façade with decorative bracketing under eaves; similar bracket on south side corner with secondary entrance; partial width porch on façade with recessed entrance; rounded porch columns have brick base supports; detached one-story, one-bay garage with front gabled roof, ca. 1930.

125 Park Street, ca. 1880, contributing

Two-story, three-bay Italianate style residence with hipped roof and decorative brackets under wide eaves; stone foundation and clapboard exterior; full height bay window on south elevation with hipped roof and eave brackets; One-bay wide projecting section on north elevation; full width one-story porch across façade with square support columns; door on north end of façade has enclosure with side-lights and panels; two-story barn on property with batten exterior and double doors; side gabled roof, ca. 1880.

133 Park Street, ca.1890, contributing

Two-story, four-bay modest residence that mirrors the form and style of 115 Park Street with a hipped roof, jerkinhead gable end and a dormer that extend from second floor through roof on façade; replacement windows and vinyl sided but form, feeling and association still evident; enclosed secondary entrance/porch on north side and partially enclosed porch on south side; detached (ca. 1930) one-story two-bay garage with wood panels and multi-light windows, wood frame with hipped roof.

139 Park Street, ca. 1915, contributing

Two and one-half story craftsman style bungalow with sloping roof creating a full-width, first floor porch on façade; wide shed-roofed front facing dormer with two double-hung windows; rounded column porch supports and projecting entry on south end of porch; exterior chimney on north elevation; exterior clad in wood shingle.

Washington Street—west side

100 Washington Street, ca. 1850, contributing

Two-story, five-bay Italianate style residence with low overhanging roof with plain frieze band under eave; central main entrance with double wood and glass door in wide surround; door is flanked on each side by two large two-over-two double-hung windows; door is framed by partial width, one-story porch with hipped roof and Eastlake style supports; porch fence is nonhistoric metal; cupola centered

on roof with paired brackets at corners and four rounded windows on each side; exterior of building is clad with vinyl; ca. 1950 small enclosed entry porch on south side of building.

104 Washington Street, ca. 1870, contributing

Two-story L-shaped residence with cross-gabled, overhanging roof, clapboarded exterior and stone foundation; denticulated frieze band under eaves; windows are tall four-over-four double-hung sash with arched lintels and wide moldings; rebuilt exterior chimney and replacement windows on north elevation; partial width, shed roofed one story porch on south side of façade with nonhistoric metal supports and balustrade; two-story detached barn/garage ca. 1900 on property; three bays and side gabled roof.

110 Washington Street, ca. 1880, contributing

Two-story, three-bay modest residence with front gabled roof and vinyl exterior; foundation appears to be concrete; one-story bay window at southwest end of house; one-story covered porch and secondary entrance beyond southwest bay; façade has full-width, one-story porch with Colonial Revival features such as Doric order columns and wide frieze at roof eave; double wood and glass door with transom at south end of façade; Even fenestration and most windows are double-hung two-over-two sash. Noncontributing (due to alteration) one-story, two-bay garage (ca. 1955) with vinyl siding and replacement doors.

116 Washington Street, ca. 1890, noncontributing due to 2008 alterations

Two-story L-shaped residence with altered, enclosed entrance; concrete foundation; vinyl exterior and newer replacement windows; rebuilt chimney on north side of building; one story addition on rear of house; noncontributing one-story, two-bay garage (ca. 1955) also clad in vinyl.

120 Washington Street, ca. 1879, contributing

Two-story, T-shaped front gable and side-wing brick house with overhanging cross-gabled roof; small rounded window in front facing gable end; even fenestration; windows are double-hung sash with brick arched lintels and painted stone sills; stone water table visible between wall and foundation; partial width hipped roof with Eastlake features at south end of façade; double wood and glass door set into wide surround with arched transom; altered noncontributing (ca. 1960) one-story, one-bay garage at rear of property.

126 Washington Street, ca. 1880, contributing

Two-story, two-bay rectangular residence with overhanging hipped roof with wide plain frieze along eave; clapboard exterior and windows set into wide surrounds with drip capped lintels; windows on façade are paired; main entrance has double door; full-width one-story porch across façade; porch has hipped roof, chamfered support posts and cross braced bracketing; south elevation has single-height bay window on first level and what appears to be newer windows in the west end of the elevation; noncontributing one-story garage with front gabled roof, ca. 1991.

130 Washington Street, ca. 1890, contributing

Two-story, three-bay modest residence with cross gabled roof and one-bay side wing on south elevation with secondary entrance; front facing gable end with wide eaves; even fenestration; main entrance has one-bay porch with hipped roof and chamfered support posts; entrance has wide, rectangular transom and side panels.

136 Washington Street, ca. 1915, contributing

Two-story brick two-family residence with two bays in each portion; main entrances are each end of the façade; hipped roof with prominent centered dormer; even fenestration; windows have poured concrete sills and lintels; both portions have similar porched covering the entrance but porch for north side has porch extending partly down north elevation from façade; both porches have Colonial Revival features (hipped roof, wide plain frieze under eave, Doric order rounded columns, balustrade with narrowly places turned spindles); noncontributing one-story, one-bay porch (ca. 1960) with overhead door and end gabled roof.

140 Washington Street, ca. 1880, contributing

Two-story, two-bay modest rectangular residence with one-bay, full height side wing on south elevation; stone foundation and cross gabled roof; recessed main entrance accessed by shed-roofed porch with chamfered support posts and decorative corner brackets; one-story bay window with hipped roof just beyond porch on south elevation; noncontributing altered one-bay garage ca. 1930 in rear of property with large nonhistoric overhead door and end gabled roof.

Wood Street—west side

48 Wood Street, ca. 1879, contributing

Two-story, T-shaped residence with cross gabled roof; decorative Stick work on gable ends; recessed entrance with shed-roofed porch with arched brackets and square support posts; even fenestration with double-hung windows set into wide moldings with projecting lintels; wood-frame with clapboarding; detached one-story garage (ca. 1920), one bay wood-frame with hipped roof.

52 Wood Street, ca. 1880, contributing

Two-story modest residence with southern two-story side wing; wood frame with shingle; one-story porch at entrance in side-wing façade; square supports on porch with Eastlake style brackets and decoration; even fenestration of tall, narrow double-hung windows.

56 Wood Street, ca. 1865, contributing

Two-story, three-bay Italianate residence with low, overhanging roof and plain frieze; wood with vinyl siding, full-width, one-story porch with square supports and decorative brackets; double wood and glass door with large transom, also glass and wood; one-story projecting rectangular bay window on south elevation, also with decorative brackets.

60 Wood Street, ca. 1870, contributing

Two-story, three-bay Italianate style residence with flat, overhanging roof; plain frieze under eave; wood frame with clapboarding; one-story, one-bay porch at main entrance on façade; with turned supports; entrance has glass and panel sidelights and rectangular glass transom; secondary entrance on north elevation with shed roofed covering; two-story bay window on north side; detached one-story garage (ca. 1940), wood frame with hipped roof and two-bays.

64 Wood Street, ca. 1870, contributing

Two-story residence with end gabled roof; aluminum siding and replacement windows; stone foundation; full-width, one-story porch with low hipped roof and square support posts with Eastlake style decoration; double exterior door is replacement but still has rectangular glass transom; one-story rectangular bay windows on north and south elevations.

2. Descriptions for buildings that were on the map but missing from the 1984 building list

72 Gibson Street, (HABS NY-212),[1]ca. 1840, Henry Lansing House

Two and one-half story wood frame residence with one story side-wing; wood clapboarding and stone foundation, Greek Revival style; side-gabled roof has wood spindle and panel balustrade; entrance has single width porch with Ionic order columns. Wood paneled door has decorative sidelights and transom; even fenestration of six-over-six double-hung sash; gable end has half-ellipse; eaves have denticulated decoration; side wing has pedimented cornice and Doric order columns. Rear elevation has enclosed second floor porch and additions telescoping from side wing, one being a two-story carriage house; detached one-story, one-bay wood garage, ca. 1950. Building was HABS documented, ca. 1933.

110 Gibson Street, ca. 1852, contributing

Rectangular city owned park of 0.87 acres, bounded by Park Place, Park Street and Gibson Street. Grounds are separated into four quadrants by paved walkways. Center has circular area and bench seating. Scattered mature trees are throughout grounds. Gibson Street was opened in 1840 but the earliest depiction of the park is on an 1852 Ontario County map.

90 Howell Street, 1999, Noncontributing due to age (vacant lot in 1984)

Two and one-half story wood-frame residence with two-story side wing on west and one-story attached wing on east. Front facing gabled roof with prominent centered windows in each level. Main entrance to west. Large landscaped U-shaped drive in front of house. House setback is deeper than surrounding

[1]Canandaigua has two other HABS documented properties in addition to the Lansing House and the Granger Homestead: the Carr-Hayes House at 50 Gibson Street (HABS NY-214) and the First Congregational Church at 58 North Main Street (HABS NY-5-R-11).

properties to accommodate curved drive.

43 North Main Street, vacant.

Parking lot associated with building at 47 North Main Street; lot is set back with minor landscaping obscuring the view from Main Street.

96 Park Place, ca. 1960/1999, noncontributing due to loss of integrity

One-story ranch style home with extensive later additions and attached garage; vinyl sided; cross gabled roof; one story garage on property south of residence, also noncontributing.

113 South Main Street, 1985, noncontributing due to age

One-story, five-bay commercial building of concrete block with brick facing on façade and partially on north elevation. Two entrances on South Main; one is recessed. Brick corbelling indicates attempt to be compatible with other historic structures in commercial area.

152 South Main Street, City Park/parking lot, ca.1975.

Approximately 1 acre site with small portion along South Main Street recently made into small landscaped city park.

170 South Main Street, ca. 1920, noncontributing due to loss of integrity

One-story, single bay building with stone framing and parapet; storefront infilled with brick and nonhistoric window and door. Alterations ca. 1970.

174 South Main Street, 1977, noncontributing due to age.

One story three-bay brick stucco building with recessed entrance and two large metal and glass storefront windows. Built after the period of significance.

254 South Main Street, 1985, non-contributing due to age

One-story commercial building with brick faced exterior; façade has large flat parapet with oculus and three paired windows below with awnings; entrance on south side of building; large asphalt paved parking area on south.

3. Corrections: revised entries for listed properties that were incorrectly described or have been altered since 1984

106 Bemis Street (formerly 106-126 & 132-134) Alexander Davidson Mill shop, ca. 1840, contributing

Ca. 1840 mill shop building that was part of the larger former Alexander Davidson lumberyard complex (six previously listed outbuildings were demolished). Two-story, six-bay frame building with shingle clad exterior and single story side addition ca. 1930; one-story porch on façade and another on rear. End of property contains non-contributing pole barn constructed 2005; remainder of property consists of large paved parking area.

13 Bristol Street, 1897 with 1970 addition, contributing

Three and one-half story, eight bay brick commercial block with cast iron façade, even fenestration with three projecting bay windows in second story, window pattern has paired windows altering with single windows—all windows are double-hung one-over-one; large plate glass store front with visible denticulated cornice over west portion, recessed entrance; noncontributing one-story wood frame addition on east side of building.

15 Bristol Street, ca. 1930 with ca. 1961 alterations, contributing (address correction, new description)

Two and one half story brick commercial building constructed ca. 1930 and renovated ca. 1961 with Colonial Revival entrance, windows and pedimented portico. Façade and most of west elevation are refaced with brick. Rear portion of building has garage door entrance and recessed office entry. East elevation lacks fenestration.

15 Dailey Street, parking lot, now part of 58 North Main Street property.

Property previously contained ca. 1845, frame residence with aluminum siding, demolished ca. 1990.

178 Gibson Street, ca. 1890, contributing

Two-story wood frame residence with stone and concrete foundation; Cross gabled roof with prominent front facing gable end with shingles and three part window; prominent three-part bay window in center of first floor façade; rest of house has wood clapboards; recessed side entrance off façade; L-shaped configuration; one-story detached wood frame garage in rear of property, ca. 1945, one-bay with end gabled roof.

109 Gorham Street, ca. 1925, contributing (previously determined as noncontributing due to dating error)

Two and one-half story Arts and Crafts style residence, wood frame with vinyl siding; end gabled roof with jerkinhead gable and cornice returns; enclosed entrance with four four-over-four tall porch windows and hipped roof; concrete foundation; secondary side entrance with hooded pediment; one-story two-bay detached garage ca. 1925 with newer door and hipped roof.

8 Howell Street (formerly 171 North Main St.), ca. 1850, contributing

Two-story, wood frame, clapboard clad residence; hipped roof with cupola; wide frieze band with decorative brackets under eaves; main entrance faces Howell Street and is set in a wide surround with glass sidelights and transom; entrance also flanked by two double-hung windows; one-story full width

porch with flat roof and square column supports; east section is two stories with three-sided bay window; elevation facing North Main Street has single-width one-story porch covering secondary entrance; one-story, wood garage with wide entrance door and front gabled roof, ca. 1950 on property.

47 Howell Street, William H. Gorham House, ca. 1858/1910, contributing

Two and one-half story front gabled Greek Revival style house with stucco clad exterior; side porch and front porch alterations (ca. 1910). Even fenestration with newer windows but are still with wood framing and stone sills. Front facing gable retains fanlight; main entrance with transom and sidelights; two story rear section with even fenestration and small square window in gable end; section also clad with stucco. Detached one-story stucco clad garage with two bays and front gabled roof, ca. 1910. Gable end has decorative timbering with wood paired doors in two bays. Doors have six light upper windows and decorative wood lower sections.

32 North Main Street, 1960 & 1911, contributing

Previously two separate buildings and now attached under the auspices of the YMCA/YWCA; the oldest portion faces North Main Street, being a **former U.S. Post Office, constructed 1911-12** (former address 28 North Main St.—no longer a federal property) and is three-story, seven-bay stone Neoclassic building with monumental two-story portico across middle five bays**;** Post Office Building was individually listed in 1988 and acquired by the Greater Canandaigua Family YMCA, Inc. in 1994; the **Y-building (1960)** is one and one-half story brick building with large four-part windows set into poured stone surrounds with an entrance is on Grieg Terrace; buildings are now connected by a large, one-story brick addition on the southwest, 2009.

120 North Main Street, Frederic Ferris Thompson Hospital, two contributing buildings ca. 1880, 1904, ca. 1959, ca. 1964

Former hospital designed by Francis Allen of Boston, constructed 1904. The building is a three-story Neoclassical brick building with cast stone banding between floors and stone stills. Building's original façade fronted on Wilcox Lane and has 12 bays; entrance now on west end of building; low hipped roof with overhanging eaves with double brackets. Most windows are paired and are nonhistoric replacements. Three story, flat-roofed brick wing added to southwest end of building, ca. 1959. Two story brick addition built on northwest side of building ca. 1964. The other building on the property is the McKechnie Carriage House (ca. 1880) that was part of the former McKechnie estate, which was purchased for the hospital grounds ca. 1903 and all buildings except the carriage house were demolished. The building is two-stories, constructed of brick with a multi-gabled mansard style roof. The second floor and gables are clad with fishscale shingles. The property used to contain a third building known as the annex that used as a contagious diseases ward by the hospital (demolished ca. 2015).

27 North Main Street, Ontario County Courthouse, contributing 1858/1909

Two and one-half story, seven bay brick structure with monumental pedimented portico of four fluted columns with Ionic capitals in center of façade; wide plain cornice; brick pilasters mark the original dimensions of the 1858 building that had a bell shaped dome. 1858 design was by Josiah Searles and

was similar to extant Wayne County Courthouse building in Lyons. 1909 Neoclassical Revival expansion by Rochester architect J. Foster Warner who added the large rounded dome and six sided window base. Dome topped by cupola and cast aluminum statue of Justice (1983). North and south elevations have four evenly spaced full height pilasters and two full-height engaged columns. Even fenestration throughout exterior. Foundation appears to be stone. Building is surrounded by a cast stone fence. Property covers ±1.5 acres.

55 North Main Street, Ontario County Historical Society, contributing, 1913

Designed by Rochester architect Claude Bragdon in the Colonial Revival Style, the building is two and one-half story brick building; hipped roof with dormers. Façade features a centrally placed full height portico with triangular pediment and oculus in tympanum. Portico supported by four columns with Ionic order capitals. Entrance has double French style doors set into large wood surround with curved transom. Two six-over-six double hung windows on both sides of door. Windows have brick lintels with center keystone and recessed panels in the brick above each window.

95 North Main Street, St. Mary's Roman Catholic Church complex, ca. 1834-1959
Four contributing buildings (including former addresses at 16 and 28 Gibson Street)

Church, school and associated residences, the oldest being the **John Albert Granger House**, ca. 1834 (16 Gibson St.) that is a two-story, five-bay brick Greek Revival building; main entrance faces Gibson Street, side gabled roof with dormers; full-height, full width two-story portico on west side with five columns with Ionic order capitals and ghost of half-ellipse in pediment tympanum. North of house is **St. Mary's School**, originally constructed in 1880 with additions in 1910 and 1959 (28 Gibson St.). Main school building is a two and one-half story Colonial Revival style building of brick with corbelled cornice returns on side gabled roof, evenly spaced paired windows with stone sills; main entrance on east; behind (west) is two and one-half story brick addition ca. 1910 and to east is two-story ca. 1959 addition of brick with ribbons of glass and metal windows; name "St. Mary's School" in raised letters in brick portion of addition. West of school building is **St. Mary's Rectory**, ca. 1906, a two-story, three-bay residence with Colonial Revival detailing, such as hipped roof with centrally placed dormers, denticulated cornice, stone quoining and nearly full width, one-story porch on façade with stone columns with Romanesque style capitals. Even fenestration of newer windows, but retain stone lintels and sills. Four-bay, one-story detached garage with hipped roof to east of rectory, constructed 1986 and is therefore noncontributing due to age. Primary building on ±2.5 acre property is **St. Mary's Church**, ca. 1906, two and one-half story house of worship; three-bay center section flanked by two five-story bell towers of rusticated Medina sandstone. Center of façade has parapet with stone coping and corbeling, surmounted by a cross. Small rounded window in center peak and large rose window below. Gothic arched niche contains statue of Virgin Mary, located over main entrance door and flanked by two rounded windows with stone sills. Three pairs of wood paneled doors are set into rounded arches and separated by stone buttresses. Main/center entrance is wider and has two engaged columns on either side of door. Church is cruciform shape of six bays with arched windows.

171 North Main Street, (formerly 173), contributing, ca. 1855

Two-story, three-bay wood and clapboard clad Italianate residence with hipped roof and centrally placed cupola; paired decorative brackets along roof eave; even fenestration; windows set into wide

surrounds with slightly projecting lintels; paired windows on the first floor; main entrance is double wooden door with rounded sidelights and transom; Entrance highlighted by one-bay, one story shed-roofed porch with paired square columns. One-story, one-bay wood garage with front gabled roof, ca. 1940.

295 North Main Street, Gideon Granger House (HABS NY-5-R-2),contributing, ca. 1816-1900
Now the Gideon Granger Homestead and Carriage Museum
three contributing and two non-contributing buildings

Museum complex covering ±11.8 acres; main building is the **Gideon Granger House**, also known as the Granger Homestead, an L-shaped Federal era building (ca. 1816), wood with Federal style details. House is three -stories with stepped appearance—five bays in ground, first and second levels and three-bays in third; engaged columns with Ionic capitals separate bays in second floor; third floor bays separated by pilasters and topped with a balustrade. First floor has centrally located entrance with flat-roofed portico and paired columns at the corners. Entrance is double wood and glass door with sidelights and transoms. Even fenestration of six-over-six windows with shutters. First floor is raised and has stair with curved railing leading to entrance. HABS documentation attributes design to Thomas Jefferson, but this has not been verified. Other contributing buildings are two barns used for the Carriage Museum. **West barn (ca. 1870)** is a two-story wood frame building with a hipped-roof. West elevation has even fenestration and south elevation has main wood entrance doors. **East Barn, ca. 1900**, is one and one-half story, three-bay, front gabled building with one-story shed-roofed addition on east; two barn doors on south side. Directly across from the barns is the **Walter Hubbell Law Office, 1825,** a one-story temple-fronted wood building that was moved to the property in 1994, making the building noncontributing. Also noncontributing (due to poor integrity and lack of association) is a 1960 one story metal sided and metal-roofed pole barn that is on the far eastern end of the property.

21 Sly Street, ca. 1900, contributing (included in 1984 building list but left off boundary map)

Two-story former two-family Colonial Revival style residence now converted to offices, wood frame with clapboard; rectangular form with hipped roof with prominent façade dormer with two smaller windows; wrap around porch across façade and smaller second floor porch on northwest end of building; classical detailing such as pedimented roof on dormer; wide plain frieze under porch eave and plain round columns on porches; even fenestration on north and west elevations.

23 Sly Street, ca. 1900, contributing (included in 1984 building list but left off boundary map)

Two-story, three-bay Queen Anne style residence now being used as offices; wood frame with composition shingles, full width one-story porch across façade with round support columns; cross gabled roof slopes to cover porch with pedimented dormer on south and large front facing gable on north end of façade; angled northwest corner with one-over-one windows on each level; flat-roofed projecting gable window on south side and secondary porch; north elevation has two centrally placed bay windows with the second floor being square and flush with the gable end.

47 Sly Street, ca. 1840, contributing (Previously listed as 47 Gorham Street)

Two-story, three-bay brick Greek Revival residence with overhanging front gabled roof with rounded

louvered window in gable peak; side entrance with glass and wood panel side-lights and rectangular glass transom. Door and windows have heavy stone lintels; six-over-six windows have narrower stone sills; oriel window on west side first floor; stone water table and cut stone foundation; one and one-half story addition on north side and one-story wood frame attached garage on extreme north end.

73 South Main Street, ca. 1950, noncontributing due to alteration/loss of integrity (previously listed as 69-73 South Main Street)

One-story, one-bay building added to fill gap between adjacent buildings. Storefront faced with vertical boards and wood framing. Non-historic entry door of glass and metal. Storefront window appears to be nonhistoric replacement.

83 South Main Street, Ontario County Times Building, ca. 1860/ca. 1915, contributing (previously listed as 63 South Main Street)

Two-story brick commercial building with delivery arch/opening on south side; building redesigned by Rochester architect Claude Bragdon in Tudor Revival style to feature central gabled parapet with finial and half-timbering, leaded glass decorative windows and trefoil and diamond decoration in the half-timbering. North side of building shows step gabling; entrance on ground level is paired wood panel and glass door; projecting storefront window of wood-framed multi-lights. Woodwork under roof eave has cut-out trefoil design.

105 South Main Street, 1.6 acre parking lot, 1975.

72 South Main Street, Canandaigua National Bank, ca. 1871/1970, contributing with noncontributing addition

Three-story, three-bay brick and stone commercial building with three-story, five-bay compatible addition constructed 1970. Main bank building has Georgian Revival style façade, roof balustrade, denticulated cornice, quoins and groupings of windows. All upper level windows have lintels with keystone and sills. Ground level is stone clad with center entrance with large transoms flanked by large tripartite windows. 1970 addition features hooded window and cornice between ground and second levels. Parcel includes two buildings on Chapin Street; both ca. 1970 (according to county records, but may be early twentieth century); buildings are brick but one is two-stories with enframed façade and the other, three-stories with Neoclassic details also ca. 1970 and designed to be compatible with historic architecture; buildings are connected by a covered walk (1987).

166 South Main Street, 1866/1967, still contributing (although altered)

Three story, five-bay brick building with wood shingle cladding in third story and vertical metal cladding over majority of north and south elevations of building. Second floor retains large one-over-one windows and wood framing. Two storefronts contain cast iron pilasters and recessed late nineteenth century form, but with large mid twentieth century glass and metal windows. Slight cornice between first and second floors with cast iron corbel supports. Building is surviving portion of Webster House Hotel that was devastated by a fire in 1967. In spite of the loss, building retains historic fabric behind cladding and maintains the commercial profile with the rest of the buildings in the block and the

streetscape in general.

170 South Main Street, ca. 1930, contributing (change in status due to error in dating)

One-story, two-bay commercial building, cast stone parapet and enframing of storefront; recessed entrance and altered storefront with partial brick infill and awning.

4. Buildings with status change from non-contributing to contributing with amended period of significance

15 Howell Street, ca. 1940, contributing

Two-story variation of Cape Cod style residence with cross gabled roof and side exterior chimney; gable end frames second floor of façade; exterior clad in wood shingle; paired six-over-one windows in second story and three part window in the first floor. Two more paired windows on east elevation; rest of windows are single six-over-one sash. East elevation has attached garage and secondary entrance. Main entrance has Colonial Revival surround of Doric order pilasters and wood cornice.

69 Howell Street, Norris House, 1937, contributing

Two and one-half story Colonial Revival style house with wood clapboarding, side gabled roof ; attached one-story, two-bay garage on west; even fenestration; centered main entrance with glass and wood panel sidelights and narrow glass transom. Windows on either side of entrance are four-over four sash set into decorative moldings and drip capped lintels over double lower panels. Door has porch surround of Ionic order engaged columns supporting a classical entablature. Plain frieze band under roof overhang. Two-story detached barn, ca. 1937 in rear of property, wood framed with hipped roof.

259 North Main Street, 1948, contributing

One-story Cape Cod style residence, side gabled with wood siding and attached garage in rear; concrete foundation; even fenestration; centrally placed main entrance with wide decorative wood surround and small lights in transom.

65 South Main Street, 1955, contributing

Two-story brick building with full width glass and masonry store front with canopy. Windows are characteristic features of mid-twentieth century modern design, consisting of six-light glass and aluminum windows set into brick and stone bands that extend most of the width of the elevations on the second story. Building is flat roofed with narrow stone coping. Secondary entrance facing Niagara Street mimics the South Main Street store front.

79 South Main Street, ca. 1947, contributing

One-story, three-bay concrete block commercial building faced with brick. Design made to be

compatible with other buildings on street with center parapet, wood cornice and brick corbeling. Main entrance of large wood and glass doors are set into large wood surround with transom and sidelights. Large store windows also set into wide wood surrounds.

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When listed in 1984, the Canandaigua Historic District was assigned a period of significance extending from ca. 1810 to ca. 1930s, even though the building list indicated that three extant buildings within the district were constructed in the 1790s. The oldest was the William Antis House (ca. 1790) at 65 Bristol Street and all three are still part of the listed historic district. The significance portion of the document gave the period an ambiguous end date, which, at the time, appeared to correspond with the standard fifty year threshold. This avoided any discussion that the Great Depression and post-World War II economies had on the city, especially in the commercial section south of the railroad. The discussion of significance in the 1984 document dealt briefly with the early founding of the village in terms of its relation with the Phelps and Gorham Purchase after the American Revolution. The bulk of item eight addressed Criterion C: architecture, concentrating heavily on the residential areas north of the railroad.

The 1984 analysis of historic architecture is still applicable for extant properties. The properties excluded from the district, both within the internal areas and on the edges of the earlier district, are similar in period and style to those within the listed district, illustrating the same mix of late nineteenth and early-to–mid twentieth century architecture. Hubbell Street in particular has several Queen Anne style residences that retain character defining features such as shingle cladding in gable ends, decorative woodwork and large porches. The oldest house on the street dates from around 1857, built in the Italianate style (129 Hubbell), and the most recent houses on Hubbell Street are a Tudor Revival (99 Hubbell) built ca. 1925 and a fine example of Colonial Revival architecture next to it (101 Hubbell, ca. 1915). Park, Catherine and Dungan Streets are similar to Hubbell in range and dates of styles and Dungan includes a 1954 Cape Cod style house with features that reflect other earlier Colonial Revival style houses on the street. The added portion of Wood Street shows the most uniformity in age and integrity with all added houses being contributing and ranging in date from 1865 to 1880. The added portions of Gibson and Washington show the widest variety of age and styles (1850-1940) and very few houses have been significantly altered retaining a strong historic and architectural integrity. Various styles and ages are indicated in the amended building list.

This amendment also adds significance under Criterion A in the area of community planning, a theme that was equally important throughout the city's history. In this context, the period of significance has been revised to 1789 through 1967 based on early planning efforts within the village and the conscious effort to retain the plan's division of residential, government and commercial sections. A clear

demarcation of the three areas is still evident with the collective historic resources identified in the district. The end date takes into consideration post-1930 changes in the commercial section and minor impacts evident in the North Main Street area that were largely due to changes in transportation and the adoption of zoning. Commercial chain stores and shopping plazas were purposely located away from the residential and commercial areas and plans were introduced for a road bypass to direct large truck traffic from North and South Main Streets, all with the intent to retain the historic character of Main Street. The following is a more detailed discussion of Criterion A.

Criterion A: Community Planning & Development

In 1788, Oliver Phelps was confronted with a problem: the site he chose for his new settlement at Kanadesaga, later known as Geneva, was determined to be outside the boundaries of the lands he recently acquired the rights to from the Commonwealth of Massachusetts. Phelps directed his land agent, Colonel William Walker, to resurvey the town lands around Canandaigua Lake, roughly twenty miles west of Kanadesaga and identify a site for his new village. The town was named Canandaigua, derived from the Seneca Iroquois language that roughly translated into “a place for settlement” or “chosen spot.” According to one historical account, Phelps directed that the town be reserved as a county town and “made generous provision for the future of the prospective village” that was to be located north of Canandaigua Lake. Being from Connecticut, he followed the New England tradition of reserving lands for future government buildings, parks and schools in the center of the settlement. He directed Walker to lay out the main thoroughfare of the village with “ample width.”[1] Following Phelps’s directions, Walker’s plan for the village had a large, central square and lots laid out in a rectangular grid pattern with the widest street being the main thoroughfare running north to south through the center of the settlement, (North and South Main Streets). Another roadway called Cross Street ran east to west through the center square; the west portion is now the present day West Avenue and the east portion is Ontario Street.

Walker also placed the square at the crest of a ridge that sloped down toward the lake, since this was a natural division and allowed a scenic view of the lake, making it the most prominent parcel in the

[1] Lewis Cass Aldrich and George S. Conover, *History of Ontario County, New York* (Syracuse, NY: D. Mason & Co., 1893), 199.

village. He also opened a land office in his residence near the lake, the first building constructed in the village, technically the first commercial building on South Main Street. Over the years, village patterns followed the topography with most of the residences locating on higher ground north of the square and businesses being established along the south sloping road, south of the square toward the lake. One historian noted in 1911 that Walker's careful adherence to the instructions of Oliver Phelps was "a fact to which the Canandaigua of the present day owes much of its beauty of situation and the width and regularity of the streets."[2]

In 1789, Ontario County was created with the village of Canandaigua as the county seat, establishing its importance and long standing role as a government center. A courthouse was built on the square in 1794 that was replaced in 1824 with a new courthouse, which now serves at the local city hall. A larger courthouse was built in 1858 in the northeast quadrant of the square that was enlarged in 1909 and remains the present Ontario County Courthouse. Canandaigua retains its role as the center of county government at present and the county remains one of the largest employers in the city.[3] The square also retains its role as it was envisioned by Oliver Phelps with the square being occupied by government buildings and a park (Atwater Park, northwest section). When he deeded the land, Phelps also stipulated that the southeast portion of the square also remain as a park and it remains as such at present.

Like many pioneer settlements in Western New York, population growth was slow due to the lack of passable roads. A concerted effort was made to link Canandaigua with other newly established communities through newly constructed roadways, one of the first being "the old state road" in 1790 that ran east towards Utica. In 1797, the New York State legislature passed a turnpike act with enabling legislation that allowed private companies to build toll roads to open up the central and western sections of the state for settlement. By 1804, enough new roads were constructed that ran through Canandaigua connecting it to Geneva, Batavia and other settlements, allowing a steady influx of new arrivals to boost the population from an estimated number of 200 inhabitants in 1797 to 450 in 1810. In 1824, one traveler reported that Canandaigua had 350 houses and stores and 2,000 residents

[2] Charles F. Milliken, *A History of Ontario County, New York and its People, Volume 1* (New York: Lewis Historical Publishing Co., 1911), 270.
[3] *City of Canandaigua Comprehensive Plan 2013 Update,* (adopted 5 December, 2013), 29. Online at http://www.canandaiguanewyork.gov/vertical/sites/%7BA388F052-E1B1-4CA4-8527-A8BB46320BB9%7D/uploads/Comp_Plan_2013_Update.pdf.

and that it was "excelled by no place of the same extent in the United States."[4] As the village grew, additional roads were opened including Buffalo Street at the north end and named for being the road that led to Buffalo. Across from it, Marvin Street was opened, later renamed Chapel Street in 1816.

Construction of the new Erie Canal in the 1820s shifted much of the economic growth from communities well south of the canal route to those along the waterway. Although Canandaigua was one of these communities, it had a steady growth as indicated by population statistics and the frequency of the opening new streets in the village. Two of these new streets were Barlow and Wood Streets, opened in 1828, with Barlow being renamed Gibson Street in 1840 to honor banker Henry B. Gibson. A succession of new streets followed, including Greig Street (1839), Clark Street (1841), Phelps and Foster Streets (1846), Gorham and Catherine Streets in 1849 and Howell Street in 1852. Between 1830 and 1840, the population increased by roughly 50 per cent, reaching a total of approximately 2,790 in the village. During that same period, the majority of the new streets that opened were residential streets on the north side of the village. When the new streets were laid out, the surveyors continued the tradition of being "liberal" with the dimensions, following the original intentions of Oliver Phelps and Colonel Walker.[5]

When the railroad came through Canandaigua in the early 1850s, the lines skirted around the west side of the North Main Street residential area before crossing Main Street just below the square, court house and town hall. The result was that the handful of large industries that developed along the rail lines remained outside of the more scenic, residential area as documented by historic maps. An 1852 Ontario County map depicted only two industrial properties: the Canandaigua Brewery (also known as the McKechnie Brewery), at the outermost northwest edge of the village along the Rochester & Syracuse Rail line, and a roundhouse at the southeast edge of Phoenix and Jail Streets, east of the train station. Village maps in the 1904 Ontario County Atlas indicated a few more industries. The large New York Hydraulic Brickworks was located along the rail line just north of the village boundary and a smaller brickworks near the end of Saltonstall Street in the south end of the village. The Davidson coal and lumber yard occupied a sizeable space between the cemetery and the square on West Avenue and on the other side of Main Street; the Lisk Manufacturing Company (producers of galvanized tin and

[4]Milliken, *History of Ontario County,* 272.
[5]Milliken, *History of Ontario County,* 275.

enamelware) had a large factory between Gorham and Wood Streets. When the Miller Corset Company of Cortland, New York was negotiating to buy the Canandaigua Hotel next to the railroad passenger station in 1920, the hotel was purchased by Mary Clark Thompson. Mrs. Thompson was Canandaigua's most prominent resident, who saw the conversion of the hotel to a factory as an encroachment by industry on the park and courthouse. Her purchase resulted in the company opening in a plant on Chapin Street behind the commercial buildings on South Main Street.

Mrs. Thompson (1835-1923) was keenly interested in the growth and development of the village and was a founder of the Village Improvement Society (1902). As the widow of banker Frederick Ferris Thompson, she used her considerable fortune to benefit the village, which included providing the land and plans for a new post office on North Main Street in 1909 that was constructed in 1911 and having a state-of-the-art hospital built at North Main Street and Wilcox Lane that was dedicated to the memory of her husband (F. F. Thompson Hospital, 1904). When a street paving campaign began in 1899, Mrs. Thompson paid for paving in the North Main Street area, lessening the tax burden on the residents for the massive project that lasted from 1899 to 1905. She also commissioned several landscaping projects, which included the grounds of the Ontario County Courthouse and the park in the southeast quadrant of the square. Mrs. Thompson also opposed the village becoming a city, fearing that it would open the flood gates to higher taxes and corruption, permanently altering it as a "tenth rate city."[6] The vote was close and in the end, Canandaigua became a city in 1913.

With all the growth and development throughout the nineteenth century, one constant remained in Canandaigua, that being the clear separation of commercial and residential areas. South Main Street from Niagara Street south to the lake shore has always been the main commercial section of the city, even though an attempt was made to start a commercial section at Chapel and Buffalo Streets in the far north end of the city. By the mid nineteenth century, the small stores of mostly wood frame construction were being replaced by large two-to-four story commercial block buildings, celebrated as "doing credit to the enterprise of both the capitalists who erected them and of the merchants who occupy them. These buildings often had a dual purpose of providing stores on the ground level, and offices in the upper levels. The first was the Bemis Block, constructed in 1853-4, which had a large

[6] Mrs. Thompson, as quoted in Lynda McCurdy Hotra, *Canandaigua's Magnificent Benefactress* (Canandaigua, NY: The Humphrey Press, 1984), 16.

third floor auditorium that quickly became the location of balls, lectures and other social events. By the turn-of-the-twentieth century, the South Main Street commercial area was well defined between Niagara and Bristol Streets with similar building profiles, uniform setbacks and paved walkways between streets and stores. Cross streets provided access to small industries and manufacturers or services related to South Main Street businesses, such as the livery yards on Coach Street, associated with the Webster House Hotel.

South Main Street was briefly united with North Main Street by the trolley that ran down the center of the roadway. It began as a local horse-drawn line in 1886 and later developed into an electric interurban system, connecting riders to Rochester and Geneva and the stops in between. The trolley provided quick access from home to office and/or shop and even had an extension out onto the Canandaigua Lake pier. It continued in service until 1930, when the automobile replaced it as the preferred means of personal transportation. Sanborn maps from the 1920s show gasoline stations, automobile dealers and repair shops opening in the south end of the commercial district. Property records reveal that a large number of garages were built during the 1920s and 1930s for residential properties, mostly in the North Main Street area.

Federal census population figures show continued steady growth for Canandaigua from the mid nineteenth through the mid twentieth century, including the years of the Great Depression and World War II. Some industries suffered losses during this period, but mostly as a result of the loss of war contracts near the end of the war. Lisk Manufacturing Company cut its workforce in 1945 but managed to last until 1965, when changing markets and labor problems finally closed its doors.[7] Canandaigua's survival during the 1930s was largely attributed to the opening of the Veteran's Administration Hospital on the grounds of the late Mrs. Thompson's summer home, Sonnenberg. It brought much needed revenue and employment to the community and is still the largest employer in the city.[8] Also, the developing tourist industry along the lakefront continued to bring visitors to the city, especially after the Roseland amusement park opened in 1925 and lasted until 1985, when declining revenues and competition from larger theme parks forced its closing.

[7] Lynda McCurdy Hotra, *Better Quality: An Illustrated History of the Lisk Manufacturing Company* (Canandaigua, NY: The Humphrey Press, 1987), 131.
[8] *City of Canandaigua Comprehensive Plan 2013 Update,* 29.

As vehicular traffic increased throughout the mid twentieth century, residents and merchants became increasingly concerned about the impacts of traffic on Main Street. The city's main concern was the deterioration of the street, which, in the 1940s, forced the city to ban vehicles over ten tons from Main Street and West Avenue. A complete reconstruction of Main Street began in April 1950 that included widening the street and adding a center mall from Wilcox Lane south to Lake Street. Street parking in the commercial district was reoriented from diagonal to parallel parking due to the center mall. Road reconstruction was completed by late summer and on August 19, 1950, a grand celebration complete with ribbon cutting and parades officially opened the newly rebuilt street. This repaving was part of a larger plan to build additional roads that would shift the heavy traffic, especially truck traffic from Main Street. Part of the plan included a bypass that would connect Eastern Boulevard south the city via the redirected State Routes 5 & 20 that would skirt the west side of the city. Project reviews and lack of funding delayed the construction of the bypass until 1978.

Merchants along South Main initially opposed the bypass, fearing it would draw clients and customers from the established commercial district. In May 1958, a shopping plaza opened on Eastern Boulevard that had two grocery stores, and an F. W. Woolworths store with a Sears & Roebuck planned to open in July. Alarmed by the plaza, merchants lobbied the city to purchase land along Niagara Street to increase the available off-street parking in the South Main Street area. Merchants worked with the city since 1950 to increase available parking and this time, the city refused, citing a study stating that there was adequate parking.[9] In spite of the study, three historic houses on Bristol Street were demolished in 1968 to make room for more parking.

Prior to the parking debates, three unforeseen events had an impact on South Main Street and the concern for preserving its historic character. The first was the loss of the First Baptist Church, built on South Main Street near Niagara in 1835 and enlarged twice, with the final expansion in 1906 creating a large Gothic Revival building that could accommodate 1000 worshipers. In spite of being a brick building, it was destroyed by fire in December 1942. In 1947, a one-story commercial building was constructed on the site, filling the gap left in the streetscape and adding a center parapet to be more compatible with its surroundings. In 1954, the McKechnie Block that was north of the site of Baptist

[9] "Canandaigua Merchants, City Aides Debate Need for More Parking Lots," *Geneva Times,* 27 May 1958, 12.

Church was destroyed by fire. A large, modern two-story brick building was built shortly after on its footprint that continued the pattern of storefronts on the ground level and offices above. On the other side of South Main Street, a fire in 1967 destroyed most of the Webster House (also known as the Pickering Hotel), a four-story brick hotel constructed in 1865. A small portion of the building was saved but the rest of the site became a pocket park and a parking lot. The portion that was salvaged was reduced to three stories to stabilize the building and have its profile match that of the building at the corner of Bristol Street, making the two buildings anchors of that portion of South Main Street. The demolition of the Bristol Street houses and the partial demolition of the Webster House are credited with raising awareness about safeguarding the historic architecture of the city that resulted in the adoption of a historic zoning ordinance in 1974.[10]

Before the adoption of the ordinance, a group of Canandaigua residents formed a citizens committee to document historic homes in the city and preserve its historic architecture. In 1965, a grant from the New York State Council on the Arts funded the first historic structures survey, which identified key historic residential and commercial properties and encouraged further study. The citizens committee initiated a survey of all historic properties that was completed by members of the committee and volunteers from the local historical society. This survey laid the ground work for incorporating historic preservation into city planning, which continues to the present. In 2013, the city updated a comprehensive city plan, where it paid tribute to Oliver Phelps and his vision for Canandaigua as "laying out the city plan that exists today, a wide, tree-lined Main Street with elegant homes set behind deep front yards. A central public square was retained with the first court house located on the site of the current Ontario County Court House."[11] The report later acknowledged that the historic downtown is still an active commercial retail area and that industry is still limited to the outskirts of the city, now controlled by zoning. The report also acknowledged the city and its residents' commitment to preserving the character of North and South Main Streets, expanding on Oliver Phelps's goal of making Canandaigua "a place full of people; residents, surveyors, explorers, adventurers…a busy, thriving place."[12]

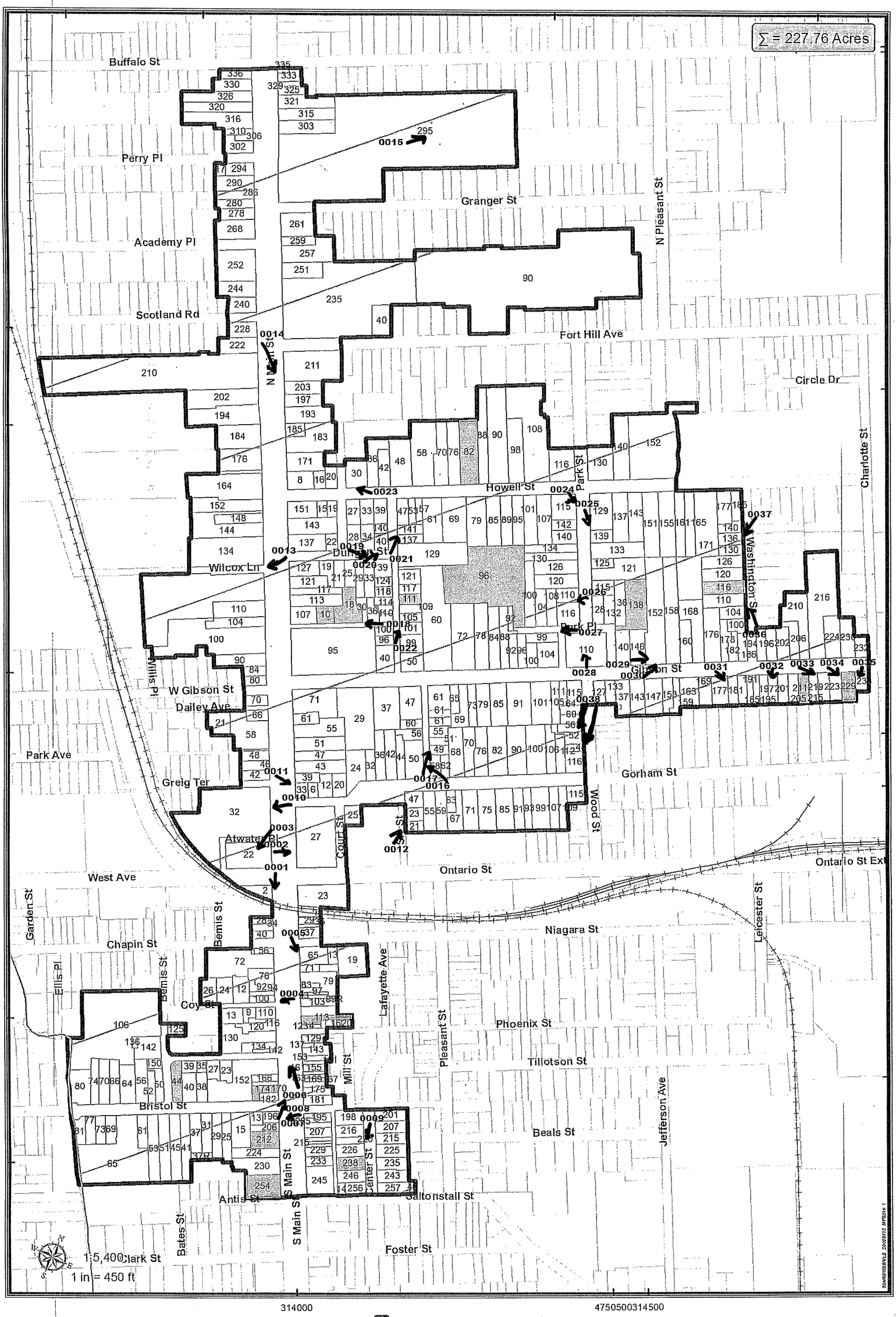
[10] Lynn Paulson, "Canandaigua Centennial—Part Two in a Two-Part Look at Historic Preservation in Canandaigua," *Canandaigua Daily Messenger* 13 October 2013, 3 (New York News Section).
[11] Ibid, 6-7.
[12] Hamilton Child, *Gazetteer and Business Directory of Ontario County, New York for 1867-8* (Syracuse, NY: The Syracuse Journal, 1867), 39.

UTM Coordinates continued

5.	18N	314367E	4751627N
6.	18N	314401E	4751556N
7.	18N	314385E	4751530N
8.	18N	314063E	4751150N
9.	18N	314087E	4750537N
10.	18N	314093E	4750518N
11.	18N	313858E	4750404N
12.	18N	313605E	4750316N
13.	18N	313487E	4750518N
14.	18N	313032E	4751434N
15.	18N	313004E	4751477N
16.	18N	313023E	4751965N
17.	18N	313058E	4752024N

Canandaigua Historic District
Boundary Amendment_Contributing & Non-Contributing Properties

Canandaigua,
Ontario County, NY



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

0 150 300 600 Feet

Boundary Amendment

Contributing

Non-Contributing

0001 photo key

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation and Historic Preservation

NO PARKING
NO PARKING HERE TO CORNER
NO TURN ON RED
R R
WEST
ONTARIO ST

ONTARIO COUNTY COURT HOUSE

BEMIS BLOCK.
Sweet Solutions
BAKERY
the BRASS ZIPPER
CLOTHING
icon
salon & spa
ICON SALON
394-2150
The Paperback Place
NEW BOOKS
USED BOOKS
SMITTY'S Cards & Coins
MAGIC
MAC'S PHILLY STEAKS
394-7080
OPEN
Antonio's
CANANDAIGUA NATIONAL

ANTIQUES
PARKING
TOURIST INFO
GOLD & SILVER
NIAGARA ST

CROWN JEWELERS
THRIFT STORE
CHASE
ANTIQUES
CANANDAIGUA

FINGER LAKES GALLERY & FRAME
T.J. Fatbergill Block
KIND KONNECTIONS
Metamorphosis
Art Boutique
& Studio
E-Juice
E-Cigarettes
Vaporizers
MOBILE MUSIC
30

EDDIE O'BRIEN'S GRILLE and BAR
Established 2003
EDDIE O'BRIEN'S GRILLE and BAR
MAIN ST
BRISTOL ST
Rent-A-Center
Dick Anthony
CANANDAIGUA

BEEMAN ST

the

STOP
NO PARKING ANY TIME
Parking For Law Offices Only

STATE LAW
DO NOT
BLOCK
SIDE
ROAD
N MAIN ST

N MAIN ST
FORT HILL AVE

Carriage
Museum

NO PARKING

HUBBELL ST
BROOK ST
ONE WAY

DUNGAN ST
UNION ST

DUNGAN ST

ROAD CLOSED
LOCAL TRAFFIC ONLY
101

115

120

ONE WAY
DEAD END

ONE WAY

ONE WAY

186
WASHINGTON ST

235

138