

ANNOTATED LIST OF PROPERTIES

GUIDELINES AND SELECTION CRITERIA - ANNOTATED LIST OF PROPERTIES

The Annotated List of Properties catalogs all resources reviewed during the field work for the Architectural Description project for the Village of Brockport. Clinton Brown Company Architecture surveyed on December 3, 2013 a total of 75 resources, including 74 buildings and one (1) site (cemetery). All resources reviewed are included in the annotated list; 64 were found to be potentially eligible for listing on the State and National Registers of Historic Places, 3 as individual listings and 61 as part of an historic district. Of the 72 properties in the potential National Register Historic District, 11 resources were found to be not eligible for listing on the State and National Registers because of significant alterations to the primary buildings. 30 contributing ancillary buildings were found within the potential historic district. Many of these resources would be eligible for local landmarks status, either individually or as small districts. No buildings were previously National Register listed, and 22 were previously listed as local landmarks.

A list of 75 parcels was provided to Clinton Brown Company Architecture by the Village of Brockport Historic Preservation Commission in an area indicated as being of high interest for survey. Of these 75 parcels, 72 are residential, one (1) is a cemetery, and two (2) are commercial/institutional.

This project is a preliminary visual review of the resources from the sidewalk or the street and documentation of properties and consists solely of an annotated list of properties; it is not a full historic resources survey. These buildings have been evaluated based on their consistency with the National Register Criteria for Evaluation, focusing primarily on their exterior architectural significance (Criterion C). Additional research may be needed to determine historical and cultural significance (Criterion A), any significant individuals associated with the property (Criterion B) or potential archeological significance (Criterion D).

As a means to organize and clarify the data recorded in this survey, the list is arranged by street address. Each entry contains a thumbnail color photograph of the property, location, tax parcel identification number, approximate date of construction, brief description, and a note about condition. In addition, known names of businesses or individuals associated with the property are also recorded, if available. Where applicable, a Unique Site Number (USN) has been included based on information from the NYSHPO's SPHYNX database. Property names in this annotated list come from current signage on the building, or have come from the SPHYNX database. Additional dates and information have been taken from Historic Resource Inventory Forms ("blueforms") prepared in 2001 by Taylor and Taylor Associates. Resources found to have been previously recognized as local landmarks are also recorded. Dates are noted as *circa* based on review of exterior stylistic details and construction techniques. These dates should take into consideration a margin of error of approximately 10 years when *circa* is applied. In some cases, a more specific date has been identified for certain prominent sites.

Further research and investigation may yield more specific information about the construction dates of these properties. In addition to the aforementioned "blueforms," other resources used to identify dates include: Sanborn Fire Insurance Maps from 1885, 1892, 1898, 1904, 1909, and 1914, a 1961 map of the Village of Brockport created by George Stevens, NYSHPO's SPHINX database, and MLS forms provided by the Village of Brockport's Historic Preservation Commission.

The goal of this project is to prepare architectural descriptions to be included in future nominations to the State and National Registers of Historic Places. Where applicable, a notation has been included in the annotated list for those properties that appear to meet the *National Register Criteria for Evaluation* and may be eligible for nomination to the State and National Registers of Historic Places. In some cases, a building's characteristics may not reach the threshold for State and National Register designation, but could be considered for local landmark status; in these cases, a note has been included in the annotated list.

We have rated in conformity with normal practice each building, structure or property as:

- **“I” – Potentially individually significant resource:** This resource appears to retain a high level of architectural and/or historical significance. Buildings or properties identified as individually significant generally have a high quality of design, exhibit a recognizable architectural style and retain a high level of integrity of location, setting, materials, workmanship, feeling and association. This category may also include vernacular examples, which although they may not represent a specific style, still retain a high level of craftsmanship or form typical of their historic period. This resource may also have a strong connection to a significant event of local, state or federal importance. These properties appear to meet one or more of the criteria for State and National Registers of Historic Places designation.
- **“I/D” – Potentially individually significant resource which also contributes to a historic district:** This property appears to retain a high level of architectural and/or historical significance, and merits designation as a local landmark as an individual property. This property is also located in a potential State and National Registers historic district, and contributes to the sense of place and character of that district.
- **“D” – Significant resource that contributes to a potential historic district:** This property appears to retain a good level of architectural and/or historical significance, but, if taken alone, this property may not warrant individual local landmark designation. However, it contributes to the sense of place and character of a clearly definable geographical area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development.

- **“L” – Listed resource:** This resource has previously been listed as a local landmark or on the State and National Registers of Historic Places (as noted), either individually or as part of a district. These resources are recorded here as reference and to give context to adjacent or neighboring properties in this survey.
- **“N” – Not Eligible:** This resource does not appear eligible for designation as a local or State and National Register landmark.
- **“U” – Undetermined:** Additional investigation or information is required to properly evaluate this resource.

In addition to this rating, each property has also been evaluated based on its general condition as visible from the street. These ratings are to be used as a general guide only and not as recommendations for restoration or rehabilitation work, as the building interiors have not been evaluated during this process and further evaluation of the exteriors has not been made.

These ratings are:¹

- **Excellent:** No apparent need for routine maintenance work or repairs.
- **Good:** No apparent need for major repairs, but in need of routine maintenance work such as painting.
- **Fair:** In need of repairs other than routine maintenance work.
- **Deteriorated:** In need of major repairs.

The location of each resource in the Annotated List of Properties is identified by its address based on data from the Monroe County GIS system. This address is recorded to correspond with the tax identification number as a means to specifically identify each property. These addresses may not correspond to a property’s mailing address, but are used here as the official tax identification address.

¹ For additional information, refer to *Historic Resources Survey Manual*. Albany, N.Y: New York State Office of Parks and Recreation, 1972.