

## **6.0 RECOMMENDATIONS**

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

The City of Lockport has acted wisely in undertaking the Historic Resource Survey, acting to identify significant architectural and cultural properties in this targeted area. This work has identified the most prominent existing historic structures in the Lockport survey area. Additional work in identification in the future could include undertaking intensive level documentation of the resources identified in the reconnaissance level survey. It is also recommended that the City investigate additional Reconnaissance level survey work in surrounding neighborhoods in order to create a complete picture of the entire City. Recommended historic districts, such as the proposed High Street- Locust Street Historic District, may be significantly expanded beyond the limits of the present survey boundaries. However, we believe that the higher priority at this time is in the work of recognition.

CBCA applauds the City of Lockport on taking these steps towards using preservation as a tool for revitalization of your community. We encourage you to build on the momentum of this survey. The following recommendations suggest various tools and strategies to identify, recognize and protect these resources.

Recommendations Overview:

1.) Public Education

*Helps to built support and enthusiasm for historic preservation efforts.*

2.) Continue to work on identifying key properties and sites in Lockport through additional survey work

*Work on the next phases of survey work to canvas the entire City of Lockport in order to identify key resources in the community.*

3.) Recognize identified significant resources with nomination to the State and National Registers of Historic Places or local landmarking

*Begin the process of listing properties on the historic registers as a means to celebrate the history and heritage of Lockport and also to make properties eligible for tax credits and grants.*

4.) Work to protect Lockport's invaluable architectural and cultural resources

*Consider taking measures to protect recognized properties such as creating a Preservation Plan, design guidelines or creating other documents.*

5.) Summary

## 1.) Public Education

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

The first step in creating momentum for preservation and towards recognizing the unique architectural and historic character of Lockport should be to **hold a public meeting**. The Historic Preservation Commission has taken a strong, active role in creating and envisioning this survey project, and holding a public meeting to announce the findings of this survey is a good way to highlight the efforts of the HPC to the residents and property owners that their buildings and City has a significant collection of structures worthy of preservation.

CBCA recommends holding this initial meeting in a large community space which is familiar to area residents such as the City Hall, the Niagara County Historians Office or the public library, and inviting a variety of public officials, preservation specialists and community groups to attend. This meeting should be conducted by preservation professionals familiar with conducting meetings of this type; CBCA has experience with conducting such public educational meetings, and can be available to hold one in the City of Lockport under a separate contract. Topics covered in this meeting should involve a basic introduction to historic preservation; an unfamiliar topic for most residents. This meeting should explain what preservation is, and what the benefits to preservation can be. A discussion on the various options and programs available such as the State and National Registers programs, grants and tax credit opportunities etc. should also be presented. Finally, next steps and what the results of the survey mean to the residents of Lockport should also be discussed.

After this initial public meeting, **other educational meetings** likely will be needed to further educate area residents. CBCA can provide these specialized meetings and has provided similar programs for the City of Buffalo, the City of Niagara Falls and throughout Upstate New York. Programs might include a meeting on the State and National Registers of Historic Places discussion, a specialized tax credit workshop, a workshop on restoring and maintaining historic properties and other topics as needed.

Another educational opportunity to gain support for preservation should be to create historical displays in Lockport. Ideal locations for historical displays would be in the post office, the City Hall, the public library, banks, grocery stores or in

other locations which could provide space and would be frequently visited by residents. This historical information could be drawn from this survey and could include stories about local history, historic photographs, basic preservation information, descriptions of local architectural styles and other information. These types of exhibits foster pride in the community which leads to support for preserving and maintaining it.

Other public education opportunities could include creating a series of brochures or booklets. These booklets give Lockport residents the opportunity to educate themselves on a variety of historical and preservation topics, and can act as a useful way to disseminate information. Topics which could be covered in these booklets could include 1.) history and architectural styles of Lockport; 2.) appropriate maintenance and care of historic properties; 3.) preservation basics such as the Secretary of the Interior's Standards for Rehabilitation; 4.) "fact or fiction" type publications, dispelling common myths about historic preservation; and 5.) the State and National Register of Historic Places and what it means to own a historic building.

Another step is to allow **easy access to the survey** by the general public. Copies of the survey could easily be provided to the public at the local library, historical society and other such institutions. Another easy way to disseminate the survey information is to create a website on which to host this Historic Resources Survey. Digital access to the survey will allow current residents and friends from far and wide learn more about the place in which they live or the place in which their ancestors lived. This is a simple and low cost but highly effective way to communicate to both a local and worldwide audience. This website could be sponsored by the Historic Preservation Commission, local historical ground and/or the City of Lockport. Initially, the survey files could be linked as a page on one of their websites, but eventually it could be part of a special website devoted to historic preservation in Lockport. Such a site could contain additional information on the National Register, tax credit programs, the Secretary of the Interior's Standards for Rehabilitation and other information. More and more people are turning to the internet for information, and a special website devoted to preservation in Lockport could provide a cost-effective tool which could be accessed throughout the County and the region.

There are a variety of other techniques and methods for educating people on historic preservation. This process should progress slowly and over time. Preservation can be a topic unfamiliar to many people, and if they do not understand the reasoning, the process, the implications and the potential benefits, many people will instinctively react negatively towards preservation efforts. They may become skeptical towards preservation programs and act to undermine future preservation efforts in the community.

2.) Continue to work on identifying key properties and sites in Lockport through additional survey work

With the completion of this historic resources survey which examined resources in approximately one-eighth of the City boundaries, the next step that the HPC should investigate it to **continue surveying other surrounding areas of the City until the entire extents are canvassed**. Once this project is accomplished, the City and HPC will have a complete overview of the resources and potential historic districts located throughout the City. One area to examine further would be the areas to the south and east of the present survey area. Upon review of the neighborhood, particularly along High Street and past Washburn Street. Another potential neighborhood of interest to investigate would be the area north of the canal, especially those areas north-west of the survey boundaries. Brief visual examinations of both of these areas suggest they may contain additional historic buildings and potential historic districts, based on similar architectural styles and historic contexts to the survey area. When investigating the recommended historic districts with the State Historic Preservation Office (SHPO) it is also possible that the boundaries of these proposed districts may expand beyond the boundaries of the present survey area. Many of these streets, such as High Street and Locust Street continue on beyond the survey boundaries and could be found to contain suitable intact and contiguous building stock to create a larger district than initially proposed in this document.

3.) Recognize identified significant resources with nomination to the State and National Registers of Historic Places

CBCA recommends that the City of Lockport begin to officially recognize over time the historic resources – structures and areas of their greatest concentration – identified in the historic resource survey by officially listing them as City landmarks and historic districts. As a Certified Local Government, the City of Lockport has the authority to begin this process immediately under the City Code, Chapter 116. Other buildings identified in this survey may consider beginning the process of nomination to the State and National Registers of Historic Places.

CBCA suggests beginning these efforts with the proposed **High Street-Locust Street Historic District** (additional information follows). As identified in this survey, the proposed district contains 46 properties, 24 of which have been identified as contributing to the district. 14 of these are located in an eligible census tract. However, additional survey work in this area is necessary, as the current district boundary has been partially drawn based on the survey boundaries; survey of the eastern and southern areas surround this proposed district will likely yield additional buildings to include in the historic district. CBCA recommends conducting an additional survey on an area further down High Street to roughly Hyde Park, as preparation for beginning the State and National Register nomination.

While the HPC and the City of Lockport continue the surveying process, it is imperative to simultaneously **begin recognizing those resources already identified** in this historic resources survey. As there is much work to do, the process could be accomplished over time and by sub-dividing and distributing the work. The City may undertake this process several ways, such as by

- encouraging property owners to apply for designation on their own,
- designating City-owned properties,
- identifying threatened properties as priority designations, or
- proceeding by property type such as commercial properties.

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

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

Another key benefit to listing on the National Register is tax credit programs. Presently, New York State offers a 20% tax credit to eligible residential property owners who wish to rehabilitate and repair their historic house. There is also up to 40% in federal and state tax credits available for eligible commercial properties. Both the commercial and residential tax credit programs require that the property be listed as an individual building or as contributing to a historic district on the State and National Registers. The property must also be located in a qualified census tract based on median family income level. The City of Lockport, like much of Western New York, contains several eligible census tracts, thus the missing component for taking advantage of these historic preservation

tax credit programs is National Register listing.<sup>1</sup> These tax credit programs can put money back into the pockets of owners of historic properties who seek to care, restore, repair and maintain their historic buildings, offering an important financial incentive to promote preservation.

Listing a property on the State and National Register does not interfere with the owner's rights to alter, manage, or sell the property. An owner of a National Register listed property may even demolish their listed building, so long as they utilize their own funding to do so. Listing can provide a measure of protection from state and federally funded, assisted or licensed projects National Register list, or even just the determination that a property is eligible for the National Register, identifies a property as one whose architecture and/or historical significance and value must be considered in planning by these agencies and by communities using state or federal funds. Governmental agencies are required by law to assess the impact of their projects, such as road widening or bridge replacement, on historic resources which may be impacted by such work. Listing on the State and National Register brings a higher level of review and sensitivity towards future projects.

There is another alternative route towards making property owners eligible for the state tax credit program. Under their City Code, the Historic Preservation Commission (HPC) has the authority to designate individual local landmarks and also to establish local historic districts. This is a public process which requires coordination and cooperation with property owners. These local nominations can then be forwarded to the National Park Service for certification. If certified, these locally designated buildings would then be eligible to take advantage of both the residential and commercial historic preservation tax credits, provided they meet all other necessary criteria for the programs.

#### 4.) Work to protect Lockport's invaluable architectural and cultural resources

The City of Lockport has taken great strides to create an organized historic preservation movement by establishing itself as a Certified Local Government (CLG). By forming the Historic Preservation Commission (HPC) and moving forward with projects such as this historic resources survey the City has already taken many of the steps needed to incorporate historic preservation issues and topics into the larger social and political landscape. The HPC can form a nucleus for coordinating and guiding preservation programs in the City.

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<sup>1</sup> The survey area consists of four census tracts: 235, 236, 237 and 239.01. The majority of the properties in the survey area are located in census tract 237 which is an eligible tract, while only those properties located along the south side of High Street are in 239.01 which is an ineligible census tract at this time. Properties located along the east side of Transit Street north of the canal are located in census tract 236, which is also currently an eligible tract. The northeastern portion of the survey boundary, along Market Street from roughly Union Street to Exchange Street, is located in tract 235 which is an eligible tract. This may change once new data from the 2010 census is released, which is not available at the time of this report. Refer to the map in Section 8.0.

Once historic properties that have been identified in the historic resources survey have been recognized, especially if historic districts are designated, the step of protection can be pursued.

For historic structures owned by the City, this may mean commissioning a **historic structure report** in which experts evaluate what must be done to protect the historic features of a structure to ensure that its character is protected. Private property owners could be encouraged to undertake historic structure report for their significant, large scale buildings.

For historic districts, this may mean that the City commissions **design guidelines** for the rehabilitation of contributing structures, as well as for compatible design of new structures to be built so that the district's historic character is protected.

All of these steps, when taken together, are essential components of a preservation plan. Under the Secretary of the Interior's Standards, preservation planning is important to (paraphrasing):

- Strengthen the integration of historic preservation into the broader public policy and land-use planning and decision-making arena
- Increase the opportunities for broad-based and diverse public participation in planning and historic preservation activities
- Expand knowledge and skills in historic preservation planning and practice

## 5.) Summary

By undertaking a preservation planning process, the City can align short-term and long-term actions with the overall goal of creating what Anthony Tung calls a "culture of conservation," that is, a way of life that recognizes and protects the community's inheritance from the past as a means of preserving its unique character as a place to live in the future. As quoted in the magazine *Architectural Record*, he points out:

*The universal trait for preserving cities is unnecessary loss: all cities that have initiated conservation protections have suffered the loss of architectural culture and, in retrospect, have come to the conclusion that what was gained did not warrant the harm that was done.*

The City of Lockport already has a strong tradition of recognizing and celebrating its architectural heritage. While Urban Renewal devastated much of the historic Main Street appeal of this canal-era community, recent action in the twenty-first century such as the revitalization of Richmond Avenue/Canal Street has been a step forward for preservation efforts in the City. The City of Lockport has also designated a wide variety of individual buildings and historic districts as local



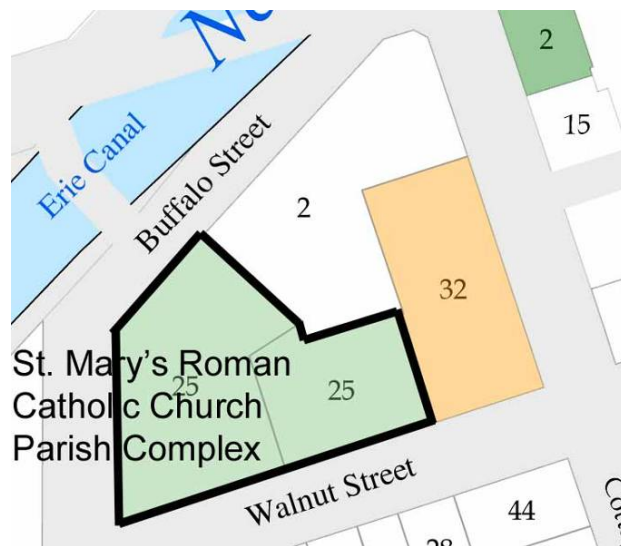
landmarks over the past nearly 50 years. Numerous State and National Register listed individual buildings as well as historic districts have also been promoted and created in the City of Lockport. This review of the largely undocumented Lockport survey area is a valuable next step in the City's continued effort to identify and recognize significant neighborhoods and communities in Lockport.

The City of Lockport has shown wise leadership already by commissioning this Historic Resource Survey. This survey work was funded by a Certified Local Government (CLG) grant administered through the New York State Office of Parks, Recreation and Historic Preservation Historic Preservation Field Services Bureau. Implementing these recommendations will further enhance the special character of Lockport and the high regard it holds in the region.

## 6.1 Proposed Historic Districts

During the survey work, there were several areas identified in the Lockport survey area which contained a high number of contiguous buildings of exemplary architectural distinction. These areas appear to meet the National Register Criterion for Evaluation as potential National Register-eligible historic districts based on their age, integrity of architectural features, associations with prominent citizens and similar styles, themes or construction methods. Additional research will be required to ascertain more exact construction dates, possible architects or builders and other information for the National Register nomination; however these findings should form a basis for the further investigation of key areas. Consultation with SHPO will also be required in order to make final determinations of eligibility of buildings within these proposed districts. For a larger view of the suggested boundaries of these potential National Register historic districts, please refer to the map in Section 8.0.

### 6.1a The St. Mary's Roman Catholic Church Parish Complex

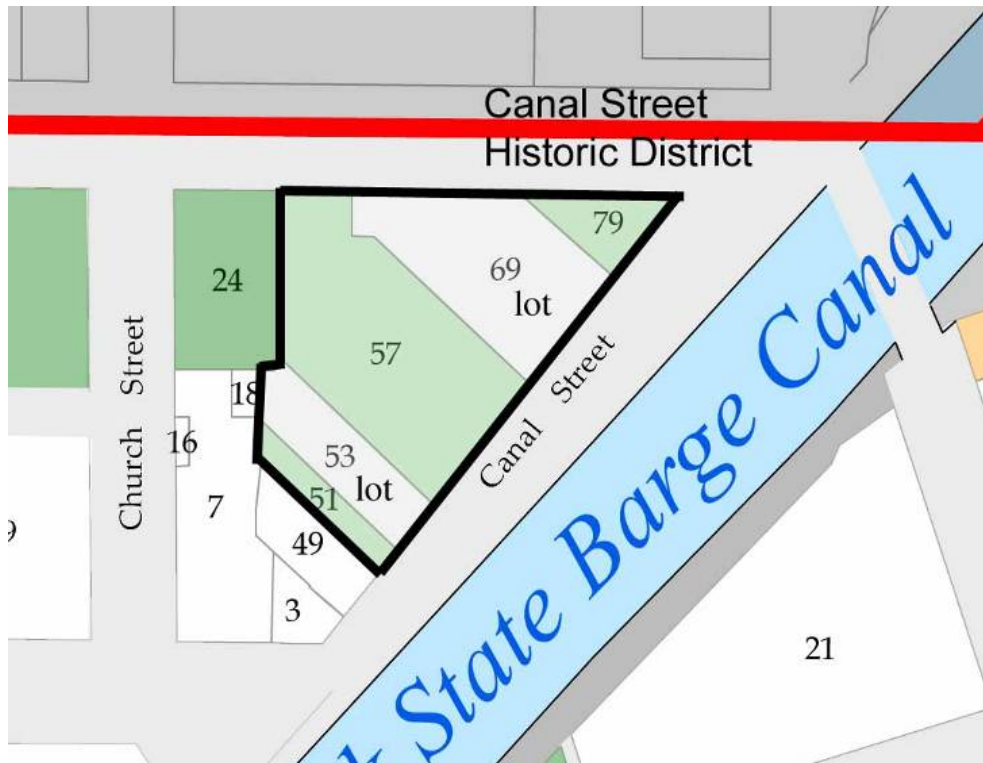


This small historic district contains the buildings associated with the prominent German-established church, St. Mary's Roman Catholic Church. This proposed district is located completely within census tract 237, which is a qualified census tract. Listing this district on the National Register or creating a certified local district with the National Park Service would make these properties eligible for the state historic preservation tax credit programs.

This district appears to contain the following Contributing properties:

1. **25 Buffalo Street - St. Mary's Roman Catholic Church Building (1885) and parish house (ca. 1930s)**
2. **25 Walnut Street – St. Mary's Parish Center (1892) and Roman Catholic School (1953)**

### 6.1b The Canal Street Historic District

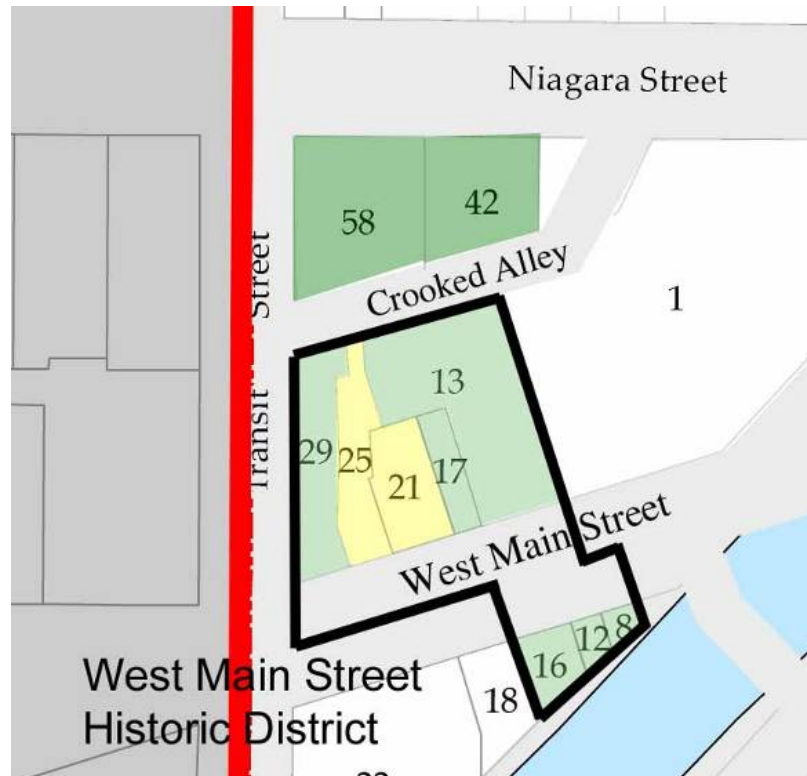


Located along Canal Street (formerly Richmond Avenue), this group of thematically related commercial buildings are among a handful of remaining examples of early nineteenth-century commercial architecture remaining in the City of Lockport along the Erie Canal. This proposed district is located completely within census tract 237, which is a qualified census tract. Listing this district on the National Register or creating a certified local district with the National Park Service would make these properties eligible for the state historic preservation tax credit programs.

The following buildings appear to be Contributing:

1. **51 Canal Street (ca. 1855)**
2. **57 Canal Street (ca. 1852, altered ca. 1920s)**
3. **79 Canal Street (ca. 1852)**

### 6.1c The West Main Historic District



At the western edge of the survey boundaries at West Main Street at North Transit Street is a series of thematically related and relatively contiguous and intact commercial buildings which span from the nineteenth to the mid-twentieth-century. This small stretch of Main Street is one of the last remaining vestiges of what Lockport's historic commercial Main Street looked like before it was ravaged by Urban Renewal in the mid-twentieth-century. This proposed district is located completely within census tract 237, which is a qualified census tract. Listing this district on the National Register or creating a certified local district with the National Park Service would make these properties eligible for the state historic preservation tax credit programs.

The following buildings appear to be Contributing:

1. **8 West Main Street (1902, moved 1910)**
2. **12 West Main Street (ca. 1850s)**
3. **13 West Main Street (ca. 1940s; originally ca. 1850s)**
4. **16 West Main Street (ca. 1920s, originally ca. 1850s)**
5. **17 West Main Street (ca. 1870s)**
6. **29 West Main Street (1878)**

### 6.1d The Pine Street Historic District

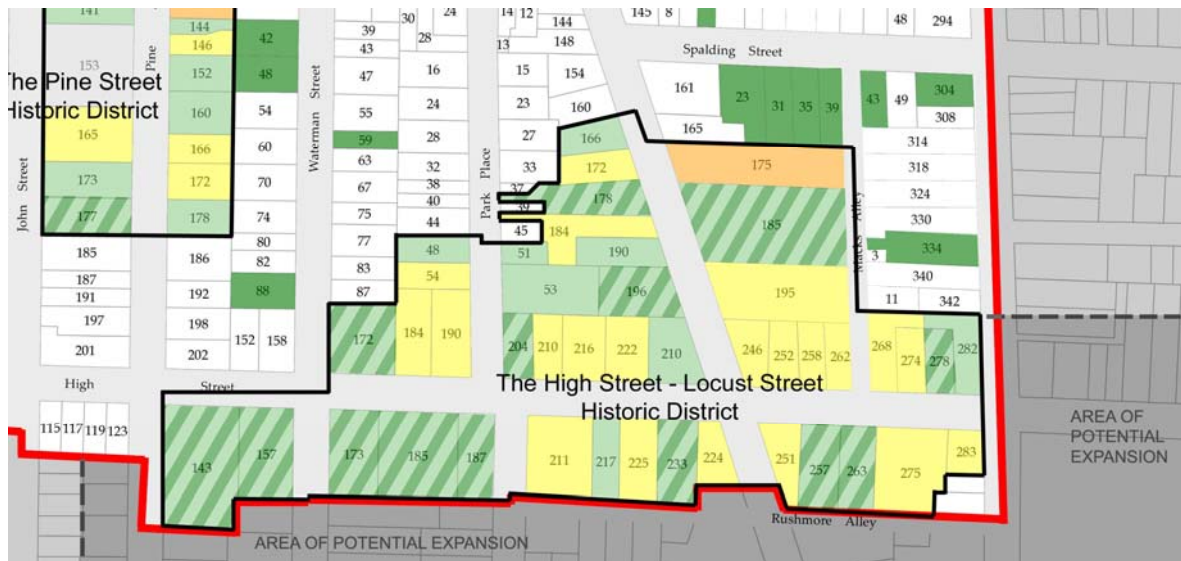


Pine Street contains a good number of intact, contiguous middle-class houses which date largely to the mid-1800s. Many of these houses are connected to prominent citizens and business people in the community, including a US Consul to Germany in the 1880s. This street has a good collection of Italianate houses, with some Queen Anne examples as well, indicating it was likely developed in the decades shortly after the Civil War. This proposed district is located completely within census tract 237, which is a qualified census tract. Listing this district on the National Register or creating a certified local district with the National Park Service would make these properties eligible for the state historic preservation tax credit programs.

The following buildings appear to be Contributing:

1. **130 Pine Street (ca.1830s, altered ca. 1870s) – The John K. Gridley House**
2. **135 Pine Street (ca. 1870s) – The William McComb House**
3. **141 Pine Street (ca. 1840s) – The Marvin H. Webber House**
4. **144 Pine Street (ca. 1870s) – The Frank J. Eighme House**
5. **152 Pine Street (ca. 1880s) – The Wyckoff-Coolidge House**
6. **160 Pine Street (ca. 1870s) – The T.N. Van Valkenburgh House**
7. **173 Pine Street (ca. 1890s) – The James H. Wilson House**
8. **177 Pine Street (ca. 1830s) – The Frank W. Ballou House**
9. **178 Pine Street (ca. 1870s) – The Louisa Folger House**

### 6.1e The High Street-Locust Street High District



This proposed district is comprised of primarily residential properties, dating generally to the late nineteenth and early twentieth centuries. This area displays a good level of integrity to its contiguous streetscapes of historic buildings. Several buildings along High Street and Locust Street have been preliminarily identified with significant people in the history of the City of Lockport, including the homes of several Mayors and business leaders. Since much of this area of the City, slightly further south from the Erie Canal and its adjacent early 1800s growth, this area developed at the end of the nineteenth-century as an area of primarily single-family, large scale homes and mansions. It is apparent that this neighborhood developed following the Civil War as a more affluent area, desirable to some of the City's most prominent people. This proposed district is primarily located partially within census tract 237, which is a qualified census tract. The properties on the south side of High Street are located within census tract 239.01, which is not a qualified census tract at this time. Listing this district on the National Register or creating a certified local district with the National Park Service would make these properties in tract 237 (which is a majority of the district) eligible for the state historic preservation tax credit programs.

Additional survey work to the east and south will likely reveal additional properties which contribute to the potential historic district. The present boundaries are drawn to reflect the survey boundaries. CBCA recommends additional survey work in this area to confirm district boundaries and contributing properties, prior to moving forward to a State and National Register nomination.

The following buildings appear to be Contributing:

1. **143 High Street (ca. 1870s) – The John H. Buck House**
2. **157 High Street (ca. 1870s) – The Robert H. James House**

3. **172 High Street ca. 1860s) – The Joseph Abram Ward House**
4. **173 High Street (ca. 1870s) – The George R. Keep House**
5. **185 High Street (ca. 1870s) – The Calvin Haines – Alonzo J. Mansfield House**
6. **187 High Street (ca. 1870s) – The Dr. Martin S. Kittinger House**
7. **204 High Street (ca. 1885) – The John B. Hartwell House**
8. **217 High Street (ca. 1890s)**
9. **233 High Street (ca. 1900) – The J. Dunville House**
10. **257 High Street (ca. 1910s)**
11. **263 High Street (ca. 1910s)**
12. **278 High Street (ca. 1890s)**
13. **282 High Street (ca. 1890s)**
14. **166 Locust Street (ca. 1870s) – The Rhoda I. Raymond House**
15. **175 Locust Street (ca. 1891-92) – The Thomas Oliver House<sup>2</sup>**
16. **178 Locust Street (ca. 1890s)**
17. **184 Locust Street (ca. 1910s)**
18. **185 Locust Street (1954-56) – First English Lutheran Church**
19. **190 Locust Street (ca. 1910s)**
20. **196 Locust Street (ca. 1884) – The Ambrose S. Beverly House**
21. **210 Locust Street (ca. 1870s) – The D. Miller House**
22. **48 Park Place (ca. 1890s) – The Lewis Ferguson House**
23. **51 Park Place (ca. 1920s)**
24. **53 Park Place (ca. 1920s)**

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<sup>2</sup> This building has previously been National Register listed in 1998, but contributes to the surrounding residential-based proposed historic district.



## 6.2 Key Individual Properties

Among those buildings which are identified as Individually Significant (I) on the Annotated List (Section 3), several stand out as notable historic properties. Each building identified as Individually Significant appears to meet the National Register Criterion for Evaluation and appear to be eligible for individual nomination to the State and National Registers. Any building in the list below which is identified as individually NRE should also be considered for local landmark designation.

1. **60 Chestnut Street (ca. 1910)**

Once the former Niagara Merchandising Co. Printers building and the former home of the Board of Education, this 2-story brick building is a good example of early twentieth-century fire-resistant industrial architecture. NR Criterion: C.

2. **21 Church Street (1855, tower 1867) – First Presbyterian Church**

First Presbyterian Church is an excellent antebellum example of a Romanesque Revival church building. The church also contains an excellent collection of stained glass windows by Louis Comfort Tiffany. NR Criterion: C, A.

3. **24 Church Street (ca. 1843, altered 1866-68) – Former Church of the Redeemer Universalist Church**

One of the earliest built churches identified in the survey area, this stone Gothic Revival church retains a high level of architectural integrity. On March 18, 1860 the church was the site of an anti-slavery lecture given by Susan B. Anthony. NR Criterion: C, A.

4. **94 Cottage Street (ca. 1880s)**

An elegant Queen Anne house which retains original features including a double-leaf entry door, wood clapboard and shaped shingles. In 1884, the house was owned by Mrs. Amelia St. John. NR Criterion: C.

5. **102 Cottage Street (ca. 1880s)**

A rare example of the Shingle Style in the Lockport survey area, this house features an engaged corner tower with conical roof, broad roof slope which conceals a recessed front porch and its original shingle sheathing (now painted white). NR Criterion: C.

6. **111 Cottage Street (ca. 1870s)**

This example of the Italianate Style retains its elegant Eastlake-style window hoods, decorative 2-story curved bay, double-leaf paneled entry doors and bracketed cornice. In 1878 this was the house of William H. Hurd. NR Criterion: C.



**7. 138 Cottage Street (ca. 1890s)**

An unusual L-plan Shingle Style house former by intersecting gambrel-roof segments. This elegant house retains its stone porch foundation and piers and has a unique assortment of Doric and Ionic columns. NR Criterion: C.

**8. 156 Cottage Street (ca. 1890s)**

A good example of a Queen Anne style house with overlapping gables, original spindled porch detailing and intact wood clapboard sheathing. NR Criterion: C.

**9. 2 East Avenue (1925) – Palace Theater (formerly Schine’s)**

Still in use today, this historic Neoclassical movie theater building features a prominent wedge-shaped historic marquee. Besides the theater, the building also contains several commercial spaces along East Avenue. NR Criterion: C.

**10. 19 East Avenue (1926) – YMCA**

This 3-story Neoclassical building retains most of its original historic features such as the raised basement/watertable, pilasters and entablature. Uniquely, the building features two round-headed entrances, one marked for “Boys,” the other for “Men.” NR Criterion: C, A.

**11. 23 East Avenue (1937) – Lockport Public Library**

An excellent example of a Neoclassical side-gabled library building from the Depression-era which features a pedimented entry porch and cupola. NR Criterion: C, A.

**12. 64-66 Genesee Street (ca. 1820s, modified ca. 1900)**

Originally designed as an L-plan Greek Revival house with excellent corner pilasters and wide dating to the earliest Erie Canal-era settlement of Lockport, this house appears to have been modified with a Classical revival style porch and dormers perhaps around 1900. In 1884 the two-family house was occupied by William H. Hurd and by Mrs. Pauline Pratt. NR Criterion: C.

**13. 100 Genesee Street (1855, interior rebuilt 1976) – Grace Episcopal Church**

An excellent antebellum stone Gothic Revival church, Grace Episcopal Church features a prominent square buttressed tower which marks its location when viewing the building looking south down Cottage Street. NR Criterion: C, A.

**14. 110 Genesee Street (1908) – The Arnold House and Garage**

Constructed in 1908, this large-scale example of Colonial Revival residential architecture features a mixture of colonial-inspired features

such as a paneled fan element, a broken pediment on the central pavilion, and a pedimented entry door with pilasters. A 2-story carriage house/garage at the rear of the property is also of note. It was constructed for John B. Arnold and his wife Eugenia Flagler Adriance Arnold, an heiress to shares of Standard Oil. Upon Mrs. Arnold's death in 1948, the property was bequeathed to the neighboring Grace Episcopal Church who now uses it for functions and receptions. NR Criterion: C.

**15. 119 Genesee Street (ca. 1870s)**

An unusual Italianate house, this example features two adjacent front-gabled blocks. The larger block features round-headed windows with decorative hoods and arched panels which feature a flower motif. In 1880 the house was owned by the Honorable Alfred Holmes who notably served as District Attorney for Niagara County in the 1840s. NR Criterion: C, B.

**16. 128 Genesee Street (ca. 1860s)**

This building is an excellent example of a largely intact brick Italianate house and carriage house/stable. The house features a hipped roof with intact brackets and a telescoping rear addition. Once the home of Melzar B.P. Cook in 1884 who was involved with the Niagara Preserving Company in the 1880s. NR Criterion: C.

**17. 140 Genesee Street (portion ca. 1870s, portion 1951-54) – First Baptist Church of Lockport**

This building is composed of two distinct portions; an historic brick Italianate house to the south which connects via a 1-story wing to a 2 ½-story modern mid-century church building. The historic building was a former house and despite the addition retains the majority of its historic features including its window hoods, pediment door surround, bracketed eaves and cupola. The modern building is unique in its own right, being a rare example of modern architecture in the survey area, and features minimalist classical ornament. NR Criterion: C, A.

**18. 155 Genesee Street (ca. 1880s)**

A modest example of Italianate architecture, this example features a hipped roof and columned entry porch. The east façade features a wood oriel window. NR Criterion: C.

**19. 159 Genesee Street (ca. 1870s)**

The only example of the Second Empire style identified in the survey area, this house features a flared mansard roof with round dormers. Round-headed windows and a slightly modified side-porch also are present. NR Criterion: C.

**20. 188 Genesee Street (ca. 1830s, altered ca. 1890s)**

A good example of a front-gabled Greek Revival house which dates to the early Erie Canal era of Lockport, this house features an intact front porch with Ionic columns. In the Victorian era, a cross-gabled wing was added to the building as suggested by the chamfered corners and patterned shingles. In 1878, this was the home of B.D. Hall.

**21. 250 Genesee Street (ca. 1900)**

Set far back from Genesee Street, this large hipped roof brick building features a prominent gable at the roof. This building once served as the massive stable/carriage house for the Eugene M. Ashley House (now demolished) which stood closer to the street. NR Criterion: C.

**22. 271 Genesee Street (ca. 1890s)**

A classic example of a Queen Anne house of the Classical variant as evident by the pedimented entry with fluted Doric columns and corner brackets. May have been constructed by the same builder as adjacent and similar buildings. NR Criterion: C.

**23. 281 Genesee Street (ca. 1890s)**

Similar in design to 271 Genesee Street, this example features a large bracketed front gable with a wrap-around columned porch. NR Criterion: C.

**24. 7 Harvey Street (ca. 1890s)**

The use of imbricated shingled on the porch of this Queen Anne house is a unique feature of this building. Here these fish-scale shingles are used on the porch knee-wall and as a frieze above the tapered columns NR Criterion: C.

**25. 38 Harvey Street (ca. 1880s)**

A unique modest frame Queen Anne house with a corner tower, this house retains its beaded spindlework porch elements as well as a colored stained glass window. NR Criterion: C.

**26. 51 High Street (1930) – John Pound Elementary School**

A large 2-story brick Classical Revival school building with pilasters and large round-headed windows. NR Criterion: C, A.

**27. 104 High Street (ca. 1890s)**

This Queen Anne example features a large wrap-around porch with intact spindle frieze and balustrade as well as a decorative gable with a pedimented hood above the attic window. NR Criterion: C.

**28.66 Locust Street (1863, altered ca. 1920s) – Former St. Peter’s United Church of Christ**

Constructed during the Civil War, this brick Romanesque Revival church features a prominent corner tower with tall spire roof with small jerking-head dormers. The church itself was originally constructed in May 1863, with the tower being added later in 1882. The building was painted in 1903, and a one-story addition was added in 1915. NR Criterion: C, A.

**29.1 Main Street (ca. 1920) – the Clinton Building**

This 2-story brick commercial building is uniquely designed with a wedge-shaped footprint to conform to the diagonal boundary along the route of the Erie Canal. Designed in a Tudor Revival style, this building features a round-arched entry door as well as ground floor commercial spaces. NR Criterion: C.

**30.2 Main Street (1851, altered 1875, 1881, 1926) – Masonic Hall Building**

An interesting Colonial Revival brick building originally constructed in 1851 following a devastating fire which destroyed the entire block, and was the largest hall in Lockport, containing a stage and seating about 1200 people. The Masons began using an upper floor of the building in 1875, and eventually occupied the entire building. It was subsequently altered in 1875, 1881 and 1926. Uniquely designed, the building features stepped parapeted side-gables, a series of pilasters on the primary façade and cresting. NR Criterion: C, A.

**31.45 Main Street (1920) – Former Manufacturer’s and Traders (M&T) Bank**

This Neoclassical building is an excellent example of a vault-type commercial building with a prominent arched window on each of the primary facades. NR Criterion: C.

**32.50 Main Street (1898) – Former Niagara County National Bank Building**

A beautiful example of a temple-front Neoclassical commercial building, this building features a series of engaged columns on its primary façade. NR Criterion: C.

**33.116 Main Street (1905-06) – Former Farmers and Mechanics Savings Bank**

One of the tallest and most prominent buildings on the Lockport skyline, this elegant Beaux-Arts commercial building features unique elements such as a bold, rusticated first story combined with a “crown” formed by its palmette acroterion. NR Criterion: C.

**34.33 Pine Street (1933) – Former Fraternity of Eagles Building**

A wonderful small-scale example of an Art Deco skyscraper, this building features hallmark features of the style including a symmetrical façade, set-back profile, and simplified geometric ornamentation. NR Criterion: C, A.

**35.54 Pine Street (ca. 1880s) – Former Howard C. Korff Furniture Building**

This three-story brick commercial building is a good example of modest commercial Italianate design. It features ground floor storefronts and second and third floors which are joined in a 2-story wood surround with a hood. NR Criterion: C.

**36.4 Market Street (1926, portions ca. 1871) – The Bewley Building**

Built to the footprint of the ruined Hodge Opera house, the five-story Bewley Building is an excellent example of commercial architecture from the early twentieth-century. The building incorporated a stone wall from the beloved ca. 1871 building into its western façade, as is visible from the street. Criterion: C.

**37.247 Market Street (ca. 1850s, ca. 1915)**

This series of industrial buildings encapsulates two phases in industrial design including early canal-era stone and brick industrial buildings connected by a more modern brick and steel building in the center. The 3-story stone building was once Rogers and Miller Cotton Batting Manufacturing Building, and the 2-story brick-faced stone building was once T. Clements Apple Evaporator building. The central 2-story unit was added ca. 1915 by the Western Block Company, who manufactured blocks and chains. Criterion: C.

**38.42 Niagara Street (1948-49) – B. Leo Dolan Post 410 American Legion**

This building is an interesting example of a late Art Deco/ Moderne design, rendered in yellow brick with a 2-story square block and flanking 1-story wing. NR Criterion: C, A.

**39.58 North Transit Street (ca. 1848) – The Niagara Hotel**

The earliest example of a hotel/inn building in the Lockport survey area, this stone-constructed building retains much of its original character with some modification to the ground floor and a 2-story porch with columns removed. A landmark building for Lockport, the Niagara Hotel has a long and rich history as an inn and hotel since its construction in the 1840s. NR Criterion: C, A.

**40.86 Ontario Street (ca. 1890s)**

This demure example of the Queen Anne style, this house features overlapping gables, turned spindle porch detailing and shaped shingles. NR Criterion: C.

**41.48 Saxton Street (ca. 1870s)**

This four-bay brick Italianate house features a segmental arched transom with sidelights surrounding the main entry door, served by a small entry porch with chamfered columns. The round-headed window openings are

now infilled with a semi-circular panel and modern vinyl windows. In 1884, this was the home of Mrs. Elizabeth Schaffer. NR Criterion: C.

**42. 67-69-71 Saxton Street (1893, parish building addition 1973) – Trinity Lutheran Church**

An excellent example of a stone Gothic Revival church building, Trinity Lutheran Church features two non-matched pyramidal roofed towers, which flank a compound pointed arched entry portal. This cruciform church displays buttressing with gablets and many pointed arch and lancet windows. NR Criterion: C, A.

**43. 123 South Street (1875) – First African Methodist Episcopal Church**

This simple vaulted 1-story brick church is a good example of a modest, front-gabled Gothic Revival building with a high stone foundation, pointed arched windows and entry door and a small bulls-eye window at the peak of the gable. An inset panel contains information on the name and date of the church's construction. NR Criterion: C, A.

**44. 23 Spalding Street (ca. 1920s)**

An excellent example of a Craftsman style house, his house features a mixture of brick and stucco surfaces. Unique carved balustrade and carved original shutters also complement the Craftsman aesthetic. NR Criterion: C.

**45. 31 Spalding Street (ca. 1910s)**

This house is a good example of the American Foursquare style which is relatively uncommon in the Lockport survey area. This example features the typical two-bay profile with central hipped dormer, a full-width front porch with stone piers and grouped Roman Doric columns and a polygonal bay on the second level. NR Criterion: C.

**46. 35 Spalding Street (ca. 1910s)**

This large building is a good example of the Colonial Revival with its hipped roof, three-bay façade and small entry porch with grouped Roman Doric columns. This house features two unique hipped dormers which run flush to the slope of the side roof elevations, and each retains its historic 8/1 sash windows. NR Criterion: C.

**47. 39 Spalding Street (ca. 1910s)**

This Colonial Revival house features a three-bay façade with a central front-porch and prominent hipped roof dormer. It features a rock-faced ashlar stone foundation, Roman Doric columns and a mix of clapboard and shingle sheathing. The building also has a flared roof with exposed rafter tails. NR Criterion: C.

**48. 43 Spalding Street (ca. 1890s)**

This building is a good example of the Queen Anne style and exhibits two cross-gable wings. The slightly recessed entry door features pilasters with an entablature and sidelights by the entry door. NR Criterion: C.

**49. 6 Walnut Street (ca. 1835)**

An excellent stone Federal style house, this three-bay example features what is perhaps a slightly later Italianate porch. Unique to the building are elliptical fan lights at each gable. This building was identified in the Stone Buildings MPDF but has not been NR listed. In 1884 this was the house of Frank Ellicott who served as a Quartermaster during the Civil War and later was a washing machine dealer in Lockport. NR Criterion: C.

**50. 128 Walnut Street (ca. 1860s, rear addition ca. 1910s, porch ca. 1920s) – the former Dr. Albert J. and Jennie Evans House/ former Tuscarora Club of Lockport/ presently the Tuscarora Inn.**

This massive brick building once served as a private residence before it was converted and enlarged as the Tuscarora Club, first a bicycling club which later evolved into a men's business and social club. The building appears to have originally been constructed in the Italianate style, with bracketed eaves and pedimented window hoods, and then was later altered early in the 20<sup>th</sup> century by the Club using more classical elements including the massive entablature porch with fluted Ionic columns. NR Criterion: C, A.

**51. 136 Walnut Street (ca. 1940s) – former Medical Arts Building**

This unusual one-story brick veneered Classical revival building features four delicate Doric columns on plinths which support a slightly projecting entablature. The front entry door is located in a corbelled projecting pavilion. NR Criterion: C.

**52. 146 Walnut Street (ca. 1870s)**

A good example of the popular Italianate style, this house features a large front porch with its original Eastlake style columns, balustrade and frieze. It also retains its pedimented window hoods, a decorative projecting bay on the side elevation and the broadly overhanging eaves which are all hallmarks of the style. In 1878 this was home to Edward Simmons. NR Criterion: C.

**53. 160 Washburn Street (1917, 1923, 1930) – Former Harrison Radiator Company Plant**

This complex of reinforced concrete frame industrial buildings designed in several stages by the prominent Buffalo-based engineering and contracting firm of the John W. Cowper Company, the Harrison Radiator Company Plant is an excellent example of this type of early twentieth-century industrial construction. The Harrison company, associated for a time with the General Motors Corporation, once built its patented

honeycomb automobile radiator at this location until it built a new facility outside of the City of Lockport. NR Criterion: C, A.

**54. 230-234 Washburn Street (ca. 1880s)**

The only example of rowhouses identified in the Lockport survey area, this group of three conjoined houses represents a modest Italianate type. Note that each unit has a 3-rank profile, now with a long continuous shared porch (not original), and it retains its pedimented window hoods and original 2/2 wood sash windows on the upper floor. Note the small brackets at the eaves. NR Criterion: C.

**55. 304 Washburn Street (ca. 1870s)**

This massive house is an excellent example of the Italianate style. It features a large main block with a symmetrical 5-rank façade, and a large rear wing connecting to a rear block with a porch. While many windows and doors are boarded up, it is apparent that each opening retains its pedimented hood. Despite some condition issues, this is a unique large-scale example of this style. NR Criterion: C.

**56. 334 Washburn Street (ca. 1870s)**

An L-plan example of the Italianate style, this building retains its excellent porches with squared and turned columns, Eastlake-style capitals and scroll-sawn balustrade. It also features simple pedimented window hoods and bracketed eaves. NR Criterion: C.

**57. 42 Waterman Street (ca. 1890s)**

This building is a large Queen Anne house with a prominent corner tower with conical roof. It represents the Classical variant of the Queen Ann, as evidenced by its large fluted columns at the full-width front porch, elliptical window with tabs and Palladian window set in hipped dormer. NR Criterion: C.

**58. 48 Waterman Street (ca. 1870s)**

A large wrap-around porch along the entire length of two prominent facades distinguishes this example of the Italianate style. Notable features also include chamfered wood columns with a square capital which in turn supports a curved header. Bracketed eaves are in excellent condition, and the building features a cupola. NR Criterion: C.

**59. 59 Waterman Street (ca. 1880s)**

This building is a good example of an L-plan Queen Anne style house with a square tower set into the junction of the two wings. Unique features of this house include a cut-away corner with scrolled brackets, simple cornice hood molds, and the use of stickwork, shingles and clapboard sheathing. NR Criterion: C.



**60.88 Waterman Street (ca. 1830s)**

An excellent example of a brick Federal style house with an L-plan configuration, this house features a recessed double-leaf entry door with an elliptical fan light above. The house is elevated on a high stone foundation with a squared stone watertable. NR Criterion: C.

**6.3 Previously National Register Listed Buildings**

After reviewing information available on the State Historic Preservation Office's Online Resources including the SPHYNX data system and also the Document Imaging for National Register nominations service, the following properties were identified as being previously listed on the State and National Registers of Historic Places.

1. **32 Cottage Street (ca.1832) – The Gillette Bacon/Dr. George Merchant/ Charles Wilson Moss House.** Individually listed in 2008 using the “Stone Buildings of Lockport, New York” MPDF.
2. **1 East Avenue (1902-04) – The US Post Office – Lockport.** Individually NR Listed in 1983 as part of “US Post Offices in New York State, 1858-1943, Thematic Resources.”
3. **175 Locust Street (ca. 1891-92) – The Thomas Oliver House.** Individually NR listed in 1998.
4. **2 Pine Street (1864, addition 1893) – Old Lockport City Hall/ Former Benjamin C. Moore Mill.** Individually NR Listed in 1973.
5. **140 Pine Street (ca. 1835) – The White/Pound House.** Individually NR listed in 2003 using the “Stone Buildings of Lockport, New York” MPDF.
6. **210 Market Street (ca. 1832) – The Former Huston Block/Western Block Company Building.** NR listed as a contributing building in the Lowertown Historic District (1973).
7. **98 North Transit Street (ca. 1855) – The Phillip Gibbs House.** Individually NR listed in 2003 using the “Stone Buildings of Lockport, New York” MPDF.

## 6.4 Local Historic Designations

In order to protect and preserve the unique historic and architectural character of this area of Lockport, CBCA also suggests that the creation of a locally designated Historic District be considered. A locally designated historic district will help the community and residents meet many of their goals for protecting and enhancing the unique character of their historic neighborhood.

As a Certified Local Government (CLG), the City of Lockport has the authority to establish local historic districts under Chapter 116, Article III of the City of Lockport Code. Under § 116-3:

*The Commission may designate an individual property as a landmark if it meets one or more of the following criteria.*

*(1) The individual property, historic district, or landmark site:*

*(a) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or*

*(b) Is located on a site of a significant local, state, or national event; or*

*(c) Exemplifies the historic, aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the City, state, region, or nation; or*

*(d) Is identified with an historic personage(s); or*

*(e) Embodies the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; or*

*(f) Is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has significantly influenced an age and/or the development of the City, state, or nation; or*

*(g) Embodies the elements of design, detailing, materials, or craftsmanship that render it architecturally significant; or*

*(h) Embodies elements that make it structurally or architecturally innovative; or*

*(i) Because of unique location or singular physical characteristics, it represents an established and familiar visual feature of a neighborhood.*

*(2) Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.*

*Designation of historic districts.*

*(1) The Commission may designate a group of properties as an historic district if it:*

- (a) Contains properties which meet one or more of the criteria for designation of a landmark; and*
- (b) By reason of possessing such qualities, it constitutes a distinct section of the City of Lockport.*

While registering buildings on the State and National Registers will make property owners potentially eligible for grants and tax credit programs, it provides no protection from inappropriate and devastating alterations, renovations, replacements and even demolitions so long as the work is done utilizing private funds. Alternately, however as established in the City Code, all proposed exterior alterations to properties designated as local landmarks or in local historic districts must go for review by the Lockport Historic Preservation Board. The Board will review the proposed changes to the exterior of the building, and evaluate the modifications based on the Secretary of the Interior's Standards for Rehabilitation. This review process helps to protect historic buildings from irrevocable and irreversible harm, and can help to mitigate the further loss and loss of integrity of historic buildings in the Lockport survey area. Establishing a locally designated historic district as a companion to individual and district National Register listings will provide a greater level of protection from the further loss and alteration to both significant and marginal buildings included in its boundaries.

Establishing a local historic district will also help to create a "brand" and strengthen the identity of specific City of Lockport neighborhoods. The neighboring City of Buffalo has several local historic districts which demonstrate this phenomenon including the Allentown Historic District and the West Village Historic District. Each neighborhood capitalizes on its status as a local historic district to create a unique sense of place, a clearly identifiable neighborhood character and a unique historical and architecture locale. Benefits to creating a locally designated historic district include:

- **Local districts protect the investments of owners and residents.** Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.
- **Local districts encourage better design.** It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of appropriate materials, and greater public appeal within historic districts than in areas without historic designations by attracting investment in existing places
- **Local districts help the environment.** Historic district revitalization can, and should, be part of a comprehensive environmental policy.
- **The educational benefits** of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.

- **A local district can result in a positive economic impact from tourism.** A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas as a way to attract tourist dollars makes good economic sense.
- **The protection of local historic districts can enhance business recruitment potential.** Creative companies seek communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.
- **Local districts provide social and psychological benefits.** A sense of empowerment and confidence develops when community decisions are made through a structured participatory process rather than behind closed doors or without public comment.<sup>3</sup>

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<sup>3</sup> Adapted from a document from the Georgia Alliance of Preservation Commissions. "Benefits of Local Historic Districts." Georgia Alliance of Preservation Commissions. Web. 8 July 2010. <<http://www.heritagesocietyaustin.org/BenefitsofLHDs.pdf>>.