

4.0 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 Village of Sherman has acted wisely in undertaking the Cultural Resources Survey of the Village, acting on behalf of the Village's significant architectural and cultural properties. This survey work has identified the most prominent existing historic structures in the survey area. Additional work in identification in the future could include undertaking more intensive level documentation of the resources identified in this reconnaissance level survey. However, we believe that the higher priority at this time is in the work of recognition.

CBCA applauds the Village of Sherman on taking the initial 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 unique resources.

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 Sherman should be to hold a public meeting. Presently, the Village of Sherman has no significant preservation community, and holding a public meeting to announce the findings of this survey is a good introduction to the residents and property owners that their buildings and Village 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 Village Hall or the Minerva 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 Village of Sherman 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 Sherman should also be discussed.

After this initial public meeting, other educational meetings likely will be needed to further educate Sherman 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 Sherman. Ideal locations for historical displays would be in the post office, the Village Hall, the Minerva 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 Sherman 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 Sherman; 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 publication, 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 Cultural 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 Chautauqua Home Rehabilitation and Improvement

Corporation (CHRIC) and/or the Village of Sherman. 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 Sherman. 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 Sherman 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.) Investigate the nomination of key properties and districts to the State and National Registers of Historic Places

We recommend that the Village of Sherman begin to officially recognize over time the historic resources – structures and areas of their greatest concentration – identified in the cultural resource survey by considering them for listing in the State and National Registers of Historic Places. This report has identified those properties which appear to be eligible for listing on the State and National Registers of Historic Places.

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 are 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 Village of Sherman, like all of Chautauqua County, is located in an eligible census tract, thus the missing component for taking advantage of these historic preservation tax credit programs is National Register listing. These tax credit programs can put money back into the pockets of owners of historic properties who seek to care, restore, repair and maintain their historic buildings, offering an important financial incentive to promote preservation.

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.

CBCA also suggests that the Village investigate the possibility of including key buildings and districts as part of a National Register Multiple Property submission. A Multiple Property submission contains two parts: a Multiple Property Documentation Form (MPDF) and individual registration forms. The MPDF acts as a cover document for the submission; it includes a broad narrative historical overview of the area, and serves as a basis for evaluating related properties. On it, the themes, trends and historical patterns common amongst the properties are organized and a set of criteria for inclusion in the MPDF are identified. The form may be used to nominate thematically-related historic properties simultaneously in one submission, or over time. The MPDF cover document does not list a property on the National Register' the actual nomination of each building, district, site, object or structure is made on the registration form. The Multiple Property submission process can streamline the nomination process, and CBCA recommends this as a possibility for the Village of Sherman

which contained historically-related buildings scattered throughout the Village which could be registered under a single cover document.

3.) Coordinate preservation efforts with the Village

A next step to consider towards preserving and recognizing your unique architecture and heritage should be to consider becoming a Certified Local Government. The CLG program is a nationwide initiative that connects a community's preservation goals to state and federal preservation programs, and the program provides a way to get professional guidance and support to shape the future of your community. The CLG program also has grant opportunities that can assist your Village in conducting further survey work and educational endeavors. For additional information on the program, please contact Julian Adams, the Community Liaison Coordinator for the CLG program at the New York State Historic Preservation Office (www.nysparks.com).

As there is much work to do, the process could be accomplished over time and by sub-dividing and distributing the work. The Village may undertake this process several ways, such as by

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

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

For historic structures owned by the Village, 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 buildings.

For historic districts, this may mean that the Village 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

By undertaking a preservation planning process, the Village 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 Village of Sherman has shown wise leadership already by commissioning this Cultural Resources Survey. Implementing these recommendations will further enhance the special character of the Village of Sherman and the high regard in which it is held in the region.

4.1 Potentially National Register Eligible Properties and Districts

During the course of the survey, several areas of the Village of Sherman have been identified which share common architectural styles and themes. Sherman offers a wide variety of excellent architectural examples ranging from ca. 1840s Greek Revival to ca. 1950s Moderne houses, with a good stock of churches, commercial and other buildings. Many of the resources are scattered throughout the Village, which makes a large Village-wide National Register Historic District not a feasible option at this time (see map “Buildings Identified in the Reconnaissance Level Survey Document” in Section 5.0).

Based on the findings of this Reconnaissance level survey of the entire Village of Sherman, Clinton Brown Company Architecture recommends that the Village consider the immediate nomination of several key buildings which appear to meet the National Register Criteria for Evaluation and appear to be National Register eligible. One of the first areas that the Village consider nominating is the small commercial historic district on Main Street (see map) which retains significant historical and architectural integrity and forms the centerpiece for the community. This concentration of late nineteenth and early twentieth-century buildings represents the Village of Sherman at the height of its prominence as a local center for the regional agricultural economy. Architecturally, these brick-constructed buildings reflect the history of Sherman’s commercial core and the necessity to build of a more fire-resistant material as a result of the series of devastating fires which swept through the community in the 1800s.

The Village of Sherman also contains a high concentration of potentially National Register eligible properties along East Main Street, notably from numbers 137-155 on the north side of the street. These properties have been identified as individually eligible, based on their individual architectural merits. However, the architecture of this portion of Main Street reflects a wide variety of styles ranging from 1840s Greek Revival to 1950s Streamline Moderne, and does not appear to share a common architectural or historical bond meriting listing as a unified historic district.

CBCA recommends pursuing a Multiple Property Documentation Form (MPDF) to act as a cover document for the State and National Registers of Historic Places, covering the broad variety of significant yet largely non-contiguous historic buildings. Much of the historical and thematic information can be drawn from this document. An MPDF will allow a wide range of buildings to be nominated to the Registers through a more streamlined process, expediting the nomination and listing process. This document may be titled something like “Historic Resources of the Village of Sherman” and the scope of the document should be broad enough to allow for the inclusion of small districts (notably the commercial area along Main Street) as well as the individual buildings scattered throughout the Village proper. Many of the properties included in this list have been slightly altered in some manner, whether through additions or enclosures of

porches, replacement windows, vinyl siding or other changes, which may make their individual inclusion on the State and National Registers more difficult. Their inclusion in an MPDF document can help strengthen their case for Register by identifying their role in the larger story of the Village of Sherman's architectural development.

The following list is an inventory of properties which appear individually National Register eligible or eligible as a historic district. During the MPDF process, with additional more intensive research and in further consultation with SHPO, additional buildings may be added or buildings may be removed from this list.

The following properties surveyed appear to be National Register eligible, meeting the National Register Criteria for Evaluation. They may be nominated individually/in a district or using an MPDF:

4.2 Main Street Commercial Historic District



Commercial Main Street row (1870-ca. 1880s)
105-123 Main Street



Hubbard Block (1895) & Sperry Block (ca. 1900)
100-110 Main Street



The Corbett Block (1898) - 124 Main Street

Main Street Commercial Historic District
Ca. 1870-1900

As was typical in many small towns of the nineteenth-century, Main Street in the Village of Sherman developed as the area's commercial core. The present buildings along Main Street date to ca. 1877-1900 and were constructed of brick following several devastating fires which destroyed Main Street in the mid-1800s. Today, Main Street retains a small but excellent collection of contiguous buildings located on the north side of Main Street between Church and Miller Street and on the south side of Main Street between Hart and Franklin Streets.

This area is potentially eligible for the State and National Registers under Criterion C for its architecture, as well as Criterion A for its role in the development and growth of the Village of Sherman. This area could be nominated individually as a district, or could be included under the cover document of the Village of Sherman MPDF.

Previous determinations (SPHYNX):

- 101-104 East Main St –D(istrict NRE)
- 105-107 East Main St –D(istrict NRE)
- 108 East Main St –D(istrict NRE)
- 109-119 East Main St –D(istrict NRE)
- 121-123 East Main St –D(istrict NRE)

The following numbers appear NRE:

North side (based on GIS data):

- 101 Main – non-contributing
- 105 Main – contributing
- 107 Main – contributing
- 111-113-119 Main – contributing
- 121-123 Main – contributing
- 125-129- 133 Main – non-contributing

South side:

- 100-104 Main – contributing
- 108 Main – contributing
- 110 Main – contributing
- 114 Main – non-contributing
- 124 Main – contributing

4.3 Individually National Register Eligible Properties



Community Church of Sherman
(former Methodist Episcopal Church)
107 Church Street
1866

The Community Church of Sherman is a good example of religious architecture in the Village of Sherman. Originally built in 1866 as the Methodist Episcopal church, this building appears to have undergone some alteration including vinyl siding. This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C and potentially Criterion A.



The First Baptist Church
113 Church Street
Tax Number 328.10-1-14
1867-68; addition 1957-58

The First Baptist Church of Sherman is a good example of religious architecture of a modest Christopher Wren-inspired design. The building had a large addition built at the rear in 1957-58, and has been vinyl sided. This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C and potentially Criterion A.



The Dr. H.B. Osborn House at 119 Church Street is an excellent example of Colonial Revival architecture which appears to date to ca. 1880. Note the use of pendants at the corners and peak of the front gable. This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C and potentially Criterion A.



Dr. H.B. Osborn House
119 Church Street
Ca. 1880



The Coe House, as 118 Columbia Street is known, is a ca. 1920s Colonial Revival house. It is in excellent exterior condition and retains many of its original details. It also retains its stone perimeter wall and entranceways as well as an original concrete block barn.

This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C and potentially Criterion B.



The Coe House
118 Columbia Street
Ca. 1920s



125 East Street is an excellent example of Vernacular Victorian architecture from the late 1800s. It retains its two-story bay with gable (as seen in the historic photo), although the building has suffered from alteration. This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C.



125 East Street
Ca. 1890s



Former Card Bros. Sherman
Steam Grist Mill
East Main Street
Tax Number 328.11-2-6
1877

The former Sherman Steam Grist Mill Building on East Main Street is a rare remaining example of agrarian related architecture in the Village of Sherman. This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C and potentially Criterion A.



Former Main Street Theater and
H. Buss & Sons Buildings
East Main Street
Tax Number 328.11-2-8
1925-1929

This large brick and concrete block building is formed from two portions: the former Main Street Theater building at the east (1929) and the H. Buss & Sons auto garage building (1925) at the west; both buildings were built by Herbert Buss and his sons. The buildings were united around 1954 by the H.K. Nuttall Equipment Company. While this building faces some condition issues and has been altered, it is a rare example of 1920s-era architecture in the Village of Sherman. This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C and potentially Criterion A.



137 East Main Street
Ca. 1840s

127 East Main Street is an excellent example of Greek Revival architecture from the early 1800s and is potentially eligible for the State and National Register under Criterion C.



138 East Main Street
Ca. 1870s

138 East Main Street is an excellent example of brick Italianate architecture from the late-1800s with a unique Classical pediment at the cornice. It is potentially eligible for the State and National Register under Criterion C.



143 East Main Street
Ca. 1840s

143 East Main Street is an excellent example of cross-gabled Greek Revival architecture from the early 1800s. It is potentially eligible for the State and National Register under Criterion C.



145 East Main Street
Ca. 1910

145 East Main Street is an excellent example of Dutch Colonial Revival architecture from the early 1900s. It is potentially eligible for the State and National Register under Criterion C.



The W.H. Hart House at 146 East Main Street is an excellent example of Second Empire housing in Sherman. The Hart House is the only example of the Second Empire style in the Village, which once had several commercial and residential buildings in the style. While the house has deteriorated it retains its original flared mansard tower with cast iron cresting as well as its wood clapboard siding and details. An original wood clapboard barn is also located on the property.



This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C and potentially Criterion B. This property is threatened with demolition due to its deteriorating condition and every effort should be made to preserve and reuse this building.



The W. H. Hart House
146 East Main Street
Ca. 1870s



149 East Main Street
Ca. 1955

149 East Main Street is an excellent example of mid-century modern Ranch housing. It features a low-slung, one-story flat roof profile and a mix of stone and brick wall materials. It is potentially eligible for the State and National Register under Criterion C.



The W.H. Homewood House at 152 East Main Street is an excellent example of Vernacular Victorian architecture from the late 1800s. Although it has been vinyl sided, it still retains its original details including Eastlake bargeboard detailing. It is potentially eligible for the State and National Register under Criterion C.



The W.H. Homewood House
152 East Main Street
Ca.1870s



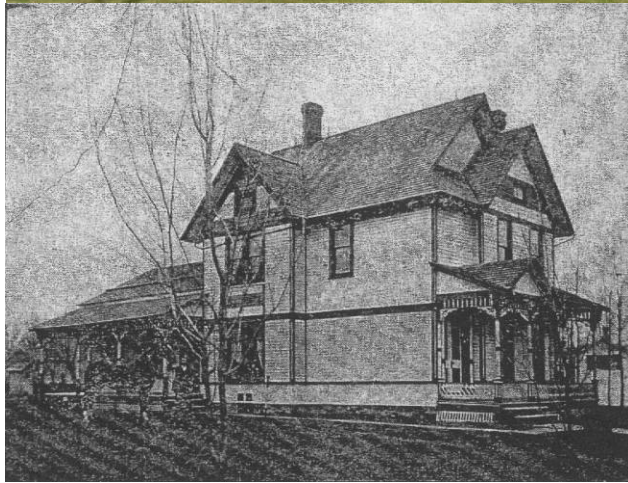
153 East Main Street
Ca. 1960

153 East Main Street is an excellent example of mid-century Art Moderne or Streamline Moderne architecture. It features a one-story profile and unique curved walls with original glass block windows. It is potentially eligible for the State and National Register under Criterion C.



155 East Main Street
Ca. 1939

155 East Main Street is an excellent example of brick Tudor Revival architecture from the early 1900s. It is potentially eligible for the State and National Register under Criterion C.



The Peter Casler House
108 First Street (faces Edmonds St)
Ca. 1900

The Peter Casler House at 108 First Street is an excellent example of Queen Anne architecture from the turn of the twentieth-century. Although the Eastlake porch has been removed, it retains original clapboard siding with Stick Style detailing and patterned shingles. It is potentially eligible for the State and National Register under Criterion C.



Former F.W. Edwards Feed Mill
118 Kendrick Street
Ca. 1900, portions ca. 1870s

The former F.W. Edwards Feed Mill located at 118 Kendrick Street is a rare remaining example of agricultural architecture in the Village of Sherman. Portions may date as early as the 1870s, and it was located along the former railroad corridor which ran just to the east of the building. Still in use today, this building has been altered over the years but retains much of its original character. It is potentially eligible for the State and National Register under Criterion C. It may also merit consideration under Criterion A for its role in the agricultural history of the Village of Sherman.



129 Kendrick Street
Ca. 1880s

129 Kendrick Street is an excellent example of a Vernacular Italianate farmhouse which dates to at least the 1880s, perhaps earlier. The main building is a box-like three bay building with a simple bracketed eave. It retains its wood clapboard siding, segmental arched window hoods, some original wood sash windows and the original transom and sidelights from the main entry door. The building also features a unique arcaded porch.

This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C and potentially Criterion B.



Kendrick Street
Tax Number 328.07-2-5
Ca. 1920s

This former gas station from the early 1900s is tucked away on property along Kendrick Street. It is an excellent example of early gas station architecture and is the only such example found in the Village. It appears largely intact albeit in somewhat neglected condition. It is potentially eligible for the State and National Registers under Criterion C.



109 Kipp Street
Ca. 1890s

109 Kipp Street is a good example of cross-gabled Vernacular Victorian architecture from the late 1800s. It is potentially eligible for the State and National Registers under Criterion C.



110 Kipp Street (A)
Ca. 1900s

110 Kipp Street (A) is an excellent example of concrete block constructed American Foursquare architecture from the turn of the twentieth-century era. It may have been a “kit” house, as Sears was known to offer similar rusticated concrete block houses in the early 1900s. It is potentially eligible for the State and National Registers under Criterion C.



110 Kipp Street (B)
Ca. 1840s

110 Kipp Street (B) is an excellent and largely intact example of Greek Revival architecture as evident by the front pedimented gable and the cornice return on the side addition. This building was modified in the early 1900s with a broken pediment door surround, modernizing the building with a Colonial Revival element. It is potentially eligible for the State and National Registers under Criterion C.



The Former Presbyterian Parsonage
142 Main Street
Ca. 1855; altered 1890

142 Main Street is a good example of Vernacular Victorian architecture from the late 1800s which updated a previous probably Greek Revival building. It was purchased by the Presbyterian Church for a parsonage in 1855 (indicating it was already constructed by this date) and was updated in 1890. It is potentially eligible for the State and National Registers under Criterion C.



The Thomas R. Coveney House/ Former Baptist Parsonage
144 Main Street
Ca. 1850s

144 Main Street is a good example of Greek Revival architecture from the Village's earliest era. It has some modifications which likely occurred ca. 1900 including a new front entry. It was noted as originally being the house of Thomas R. Coveney before it was purchased by the Baptist church in 1872 for use as their parsonage. The church sold it in 1888 to Dr. James Murphy when they constructed a new parsonage adjacent to their church. It is potentially eligible for the State and National Registers under Criterion C.



The W.R. Pelton House
146 Main Street
Ca. 1850s

The W.R. Pelton House at 146 Main Street is an excellent example of Vernacular L-plan residential architecture from the mid-1800s. It has had some alteration, but is still largely intact. It is potentially eligible for the State and National Register under Criterion C.



The J.J. Doan House and Farm
158 Main Street
Ca. 1870s

The J.J. Doan House and Farm located at 158 Main Street is an excellent example of a vernacular salt-box house with historic barns and outbuildings. The house appears to date to at least the 1870s. It is potentially eligible for the State and National Register under Criterion C.



162 Main Street (on East Main Street)
Ca. 1910s

162 Main Street is an excellent example of concrete block constructed American Foursquare architecture from the turn of the twentieth-century era. It may have been a “kit” house, as Sears was known to offer similar rusticated concrete block houses in the early 1900s. It is potentially eligible for the State and National Registers under Criterion C.



104 Miller Street
Ca. 1880s

104 Miller Street may have originally been used as a barn or service building, with a repair shop located on the first floor. The broad, front-gabled building is a good example of vernacular architecture from the late 1800s. It is potentially eligible for the State and National Registers under Criterion C.



The W.B. Whitney House
108 Miller Street
Ca. 1850s

The W. B. Whitney house at 108 Miller Street is an excellent example of Italianate architecture, although the building likely originally dates to the 1850s and was done in a Greek Revival mode based on the heavy massing, prominent front gable and the door and window hoods. The Eastlake porch (which is not original but dates to the 1880s) has been removed and a one-story wing connecting to a modern garage has been constructed towards the rear of the building. It is potentially eligible for the State and National Registers under Criterion C.



The Minerva Free Library
116 Miller Street
1909

The Minerva Free Library was constructed in 1909 with funds gifted to Sherman by Oliver W. Norton of Chicago. It is an excellent, intact building which is done in a vaguely Classical manner. It features a broadly overhanging hipped roof, red brick surface broken with lighter colored stone beltcourses and a monumental portico with Doric columns and a large entablature.

This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C.

Previous determinations (SPHYNX): "I" – Individually NRE



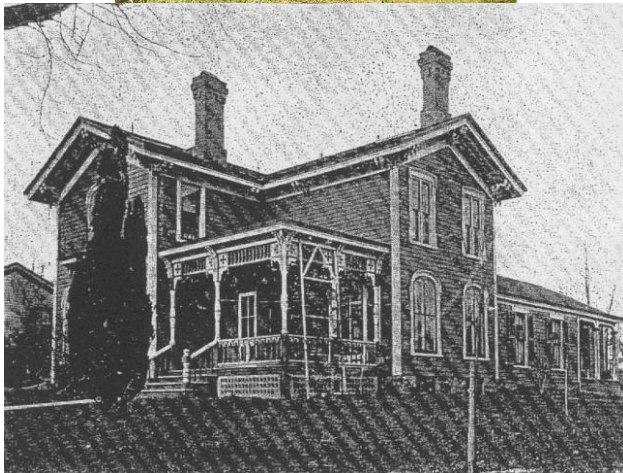
The M. Dutton House
121 Miller Street
Ca. 1840s

The M. Dutton House at 121 Miller Street is a good example of vernacular architecture from the Village of Sherman's earliest era. Although the building has suffered from some alterations including replaced siding and replacement windows, the building is an early example of residential architecture. It is potentially eligible for the State and National Registers under Criterion C.



The O. Hopkins House
124 Miller Street
Ca. 1860s

The O. Hopkins House at 124 Miller Street is a good example of side-gabled brick vernacular architecture. The porch has been altered, but it appears to be a historic alteration. It is potentially eligible for the State and National Registers under Criterion C.



The J.T. Green House
128 Miller Street
Ca. 1870s

The J.T. Green House at 128 Miller Street is an excellent example of Italianate architecture from the late 1800s. While the building has some modifications, including the removal of the chimney stacks and the porch infill, it retains significant architectural features such as its unique “wishbone” hood molding on the front gable. It is potentially eligible for the State and National Registers under Criterion C.



The Carlos Stebbins House
139 Miller Street
Ca. 1890s

The Carlos Stebbins House at 139 Miller Street is an excellent example of Stick Style architecture in the Village of Sherman. The building retains much of its original stickwork, patterned shingles and front porch profile. It is potentially eligible for the State and National Registers under Criterion C.



The C. Davis House at 145 Miller Street is an excellent example of a Vernacular Italianate house which features a unique Gothic Revival style window on its south façade. This stained glass window may have come from a church. It is potentially eligible for the State and National Registers under Criterion C.



The C. Davis House
145 Miller Street
Ca. 1860s



111 Osborne Street is a good example of a front-gabled Greek Revival house with a side wing. This house dates to the earliest era in the Village of Sherman's history. While it has faced alteration to its windows and siding, it still retains its original character. It is potentially eligible for the State and National Registers under Criterion C.

111 Osborne Street
Ca. 1850s



The T.J. Newell House at 123 Park Street is an excellent and largely intact example of Queen Anne architecture in Sherman. This elaborate house retains its original Eastlake porch, decorating shingles and even its elegant sleeping porch on its south façade. T.J. Newell served as Village clerk at the turn of the twentieth-century.

This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C.



The T.J. Newell House
123 Park Street
Ca. 1880s



149 Park Street
Ca. 1870s

149 Park Street is a good example of a side-gabled vernacular residential building from ca. 1870. It has a more modern, ca. 1900 Colonial Revival rusticated concrete block porch. It is potentially eligible for the State and National Registers under Criterion C.



167 Park Street
Ca. 1880s

167 Park Street is an excellent example of Vernacular Victorian architecture which retains an original barn. The cross-gabled building features an Eastlake porch and retains its decorative bargeboards and shaped shingles.

This building may be eligible for nomination to the State and National Registers of Historic Places, under Criterion C.



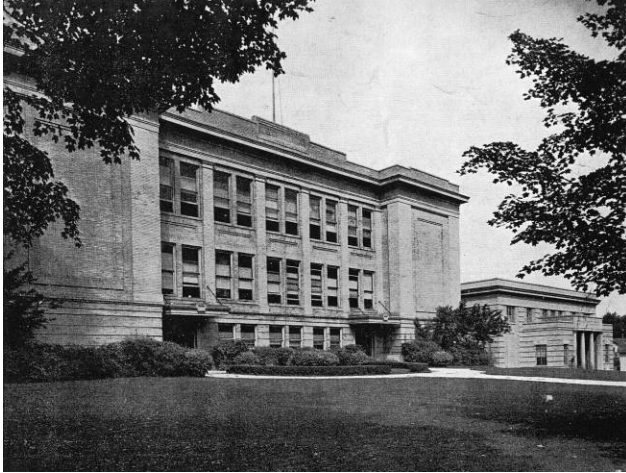
The S. Fawcett House
175 Park Street
Ca. 1870s

The S. Fawcett House at 175 Park Street is a good example of a simple vernacular Italianate house which retains its original bracketed eaves and Gothic Revival side porch. Window moldings may indicate this building originally was Greek Revival in style. The pedimented front porch was added likely ca. 1900 in the Colonial Revival period. 175 Park Street retains a large historic barn at the rear. It is potentially eligible for the State and National Registers under Criterion C.



The Hazlet House
185 Park Street
Ca. 1870

The Hazlet House at 185 Park Street is a good example of a vernacular Italianate house which retains original window hoods, bracketed eaves and wood siding. The porch may be a later alteration. It is potentially eligible for the State and National Registers under Criterion C.



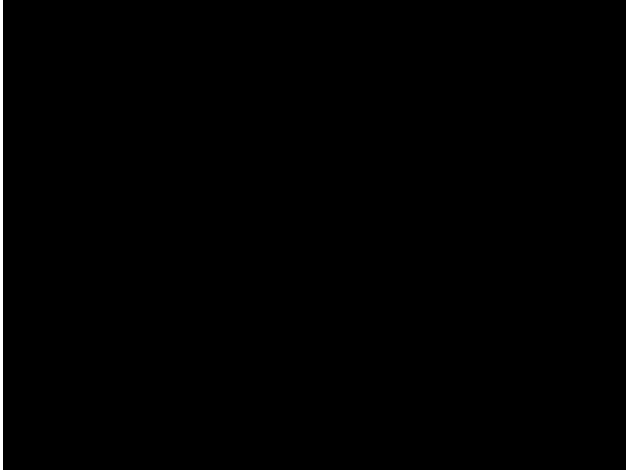
The present Sherman High School was built in 1914 and replaced the former historic Free Union School Building which was constructed in 1869. It has had some additions added including a new gym and auditorium wing in 1959 and more recent additions. Despite these changes, it remains an excellent example of a pre-World War I monumental-type educational building. It is potentially eligible for the State and National Register under Criterion C, and potentially under Criterion A.

Sherman High School
Park Street

Tax parcel 328.07-1-31

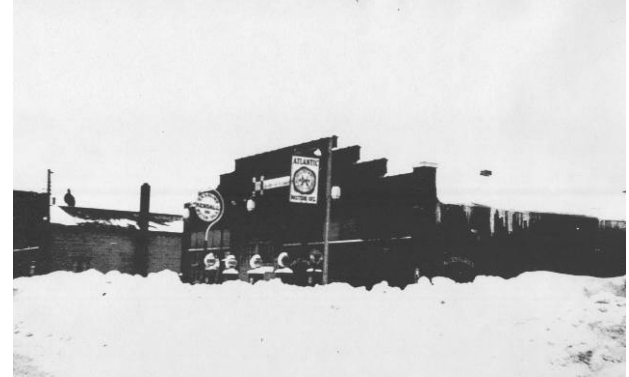
1914 original, 1938, 1952 (additions)

J.M. Genzinger, general contractor (1930s)



The Yorker Museum
 Corner of Park and Church Streets
 Tax number 328.06-2-25
 Opened 1951

The Yorker Museum is a collection of historic houses, barns, markers and other structures covering a broad range of ca, 1800s history in Sherman and the surrounding areas. The museum is located on the site of the former Presbyterian Church/ Memorial Hall (1833, moved to site 1845) The buildings date to the 1800s, and were moved to this site in the 1950s. The museum opened to the public on April 21, 1951. While the properties themselves may not be eligible for the State/National Registers due to their loss of historic context and relocation, the museum as a whole may be eligible under Criterion A as an early example of an interpretive, open-air history museum.



Former Ford Garage
130 West Main Street
1923

The former Ford Garage at 130 West Main Street is a good example of a 1920s-era car dealership and gas station/ repair shop. It features a simple brick façade with two arch-topped entry doors. Side walls are of a rusticated concrete block to give it the appearance of stone block construction. Although the gas pumps have been removed from the front, the building remains in excellent condition. This building is similar in design to the Main Street theater and Buss garage at the other end of Main Street, and may have been constructed by the Buss brothers. The name on the building presently reads "Nuttall." It is potentially eligible for the State and National Register under Criterion C.



The Miller House
137 West Main Street
Ca. 1840s

The Miller House at 137 West Main Street is an excellent and largely intact example of early Greek Revival architecture in Sherman. It is potentially eligible for the State and National Register under Criterion C.



The Irving Ottaway House
143 West Main Street
Ca. 1900

The Irving Ottaway House at 143 West Main Street is an excellent example of Colonial Revival architecture from the turn-of-the-century. The building retains an excellent rusticated concrete porch which resembles stone. It is potentially eligible for the State and National Register under Criterion C.



151 West Main Street
Ca. 1910

151 West Main Street is an excellent and rare example of early twentieth-century Craftsman Bungalow architecture in the Village of Sherman. It retains leaded glass transoms across the full width of the front façade. It is potentially eligible for the State and National Register under Criterion C.



173 West Main Street
Ca. 1840s

173 West Main Street is a good example of Greek Revival residential architecture. The windows have been altered, but the building retains its original elaborate Greek Revival door surround. It is potentially eligible for the State and National Register under Criterion C.



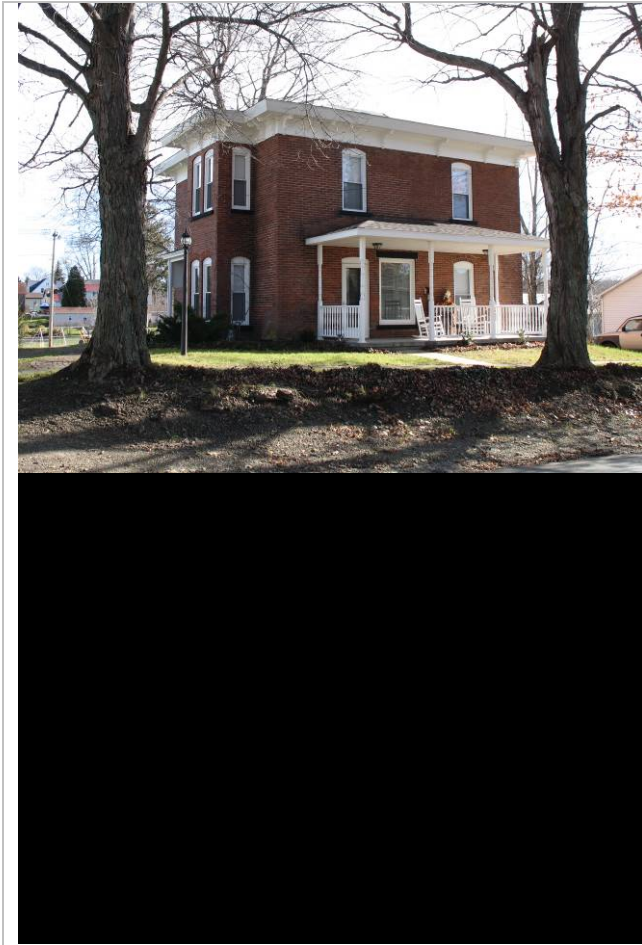
183 West Main Street
Ca. 1870s

183 West Main Street is a good example of Vernacular Italianate residential architecture. It retains its original wood window hoods. It is potentially eligible for the State and National Register under Criterion C.



191 West Main Street
Ca. 1850s

191 West Main Street is an unusual example of Greek Revival architecture in Sherman. It appears to have original contained a cross-gabled plan which has been expanded in the rear by historic additions. It is potentially eligible for the State and National Register under Criterion C.



102 Willard Street
Ca. 1880

102 Willard Street is a good example of late 1800s simple Italianate architecture. It features broadly overhanging eaves with brackets and segmental arched window openings. The porch has been replaced, as evidenced by slight ghosts on the brick, and a large window has been inserted. It is potentially eligible for the State and National Register under Criterion C.