

# Avon Historic Resources Survey

Village of Avon, Livingston County, New York

*sponsored by*  
**the Village of Avon**

with funding provided by  
**Preserve New York**

a signature grant program of the New York State Council on the Arts and the Preservation League of New York State. Preserve New York is made possible with the support of Governor Andrew M. Cuomo and the New York State Legislature.

*survey conducted by*  
**The Landmark Society of Western New York, Inc.**

submitted August 5, 2019



**SUMMARY:** Based on our historic resource survey of the Village of Avon, The Landmark Society finds (A) basis for a National Register historic district encompassing core commercial, residential, and industrial properties illustrating Avon’s dynamic development as a rural transportation network node over more than one hundred fifty years from the 1790s to the 1940s (see Figure 10, page 11 for map of proposed district boundaries); and (B) basis for sensitivity in local development planning to several additional properties and areas with historic character and significance.

## Methodology

In Summer 2018, The Landmark Society of Western New York contracted with the Village of Avon to conduct a historic resources survey of the Village, funded in part by a Preserve New York grant awarded in July 2018. The primary purpose of the survey was to evaluate the potential for National Register of Historic Places designation for Village properties so that property owners might take advantage of historic tax credits and other financial incentives to rehabilitate their properties. More broadly, the municipality also commissioned the survey to generate data that might inform local planning efforts and promotion of the village's historic resources.

The Village's sponsorship of the project tentatively set the Village's municipal boundaries as the boundaries for the survey. Preliminary information was gathered from August 29<sup>th</sup> and September 20<sup>th</sup> meetings with key local stakeholders<sup>1</sup>, a September 27<sup>th</sup> general public meeting, an initial "windshield tour" in late August, exploratory primary and secondary source research, and responses to a survey mailed to Village property owners in December 2018. This preliminary work confirmed that nearly all surviving resources associated with the emerging historical themes – of Avon as both a dynamic rural transport node through its history and a nineteenth century mineral springs resort community – were contained and concentrated well within current Village boundaries, justifying final survey boundaries that coincided with the Village boundaries (see Figure 1). In total, the survey area encompassed approximately 3.0 square miles (1920 acres) and roughly 700 properties, ranging from small residential & commercial parcels in the village core and along the main thoroughfares, to larger industrial tracts along the railway and agricultural tracts toward the extreme corners of the roughly square Village area.

The survey boundaries established, work proceeded with a more thorough "windshield survey" on September 3<sup>rd</sup> to identify primary focus areas, followed by "feet-to-the-street" field work in mid-November 2018 and continuing in late March and early April 2019. This work followed a hybrid reconnaissance- and intensive- level methodology in accordance with National Register (NR) guidelines as well as guidance gleaned from late September 2018 conversations with State Historic Preservation Office (SHPO) employees. Within the areas where contiguous properties showed sufficient integrity and historical relevance and relatedness for a historic district, representative streetscape photos were taken, and all individual properties were documented using SHPO's reconnaissance-level survey forms in the CRIS Trekker application. Resources outside of potential districts that appeared to be eligible for *individual* National Register listing were documented using a hybrid approach, with streetscape photos to establish context as well as completion of both CRIS Trekker application's reconnaissance-level fields and the physical description and statement of significance fields on the intensive-level form. Those properties that did not appear to have the integrity, context, history, or age to be eligible individually or as part of a historic district received cursory documentation, with streetscape photographs taken to justify those judgements.

To build a historic context for the surveyed area and, more specifically, guide district boundary considerations emerging from the fieldwork, the few secondary resources that address Avon's history holistically were first consulted<sup>2</sup>, which in turn directed more targeted primary document review, particularly through the online archives of the Rochester *Democrat & Chronicle* and fultonsearch.org, the

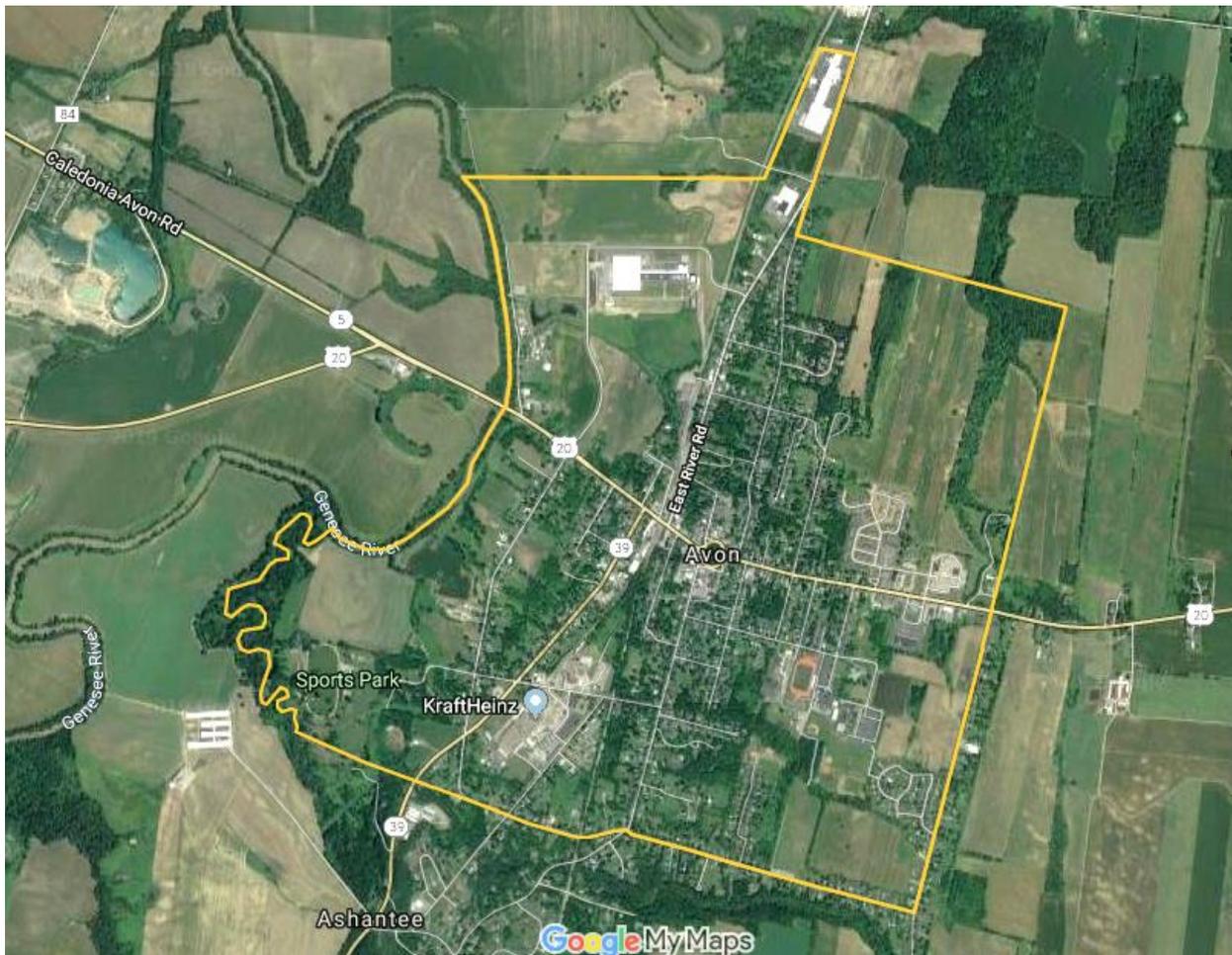
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<sup>1</sup> including representatives of Village government and from the Avon Preservation & Historical Society

<sup>2</sup> chiefly Marie C. Preston, *Avon: Heart of the Genesee Country* (Avon, NY: Sanders Publications, 1976).

latter allowing access to various historic Avon and Livingston County periodicals. Historic maps, chiefly those available in digital form through the Library of Congress’s website, also focused further primary research, particularly on past industrial activities no longer represented on the landscape. Mailed property owner surveys coordinated and curated by the Avon Preservation & Historical Society – both past and concurrent with this project – provided some information on the more recent history of individual structures that helped guide further inquiry, as did historic images provided by the Historical Society and the Livingston County Historian’s Office. The Historical Society also exhibits artifacts in a small museum within the Village, which provided documentation of Avon’s development – particularly its more recent industrial history – from a slightly different angle.

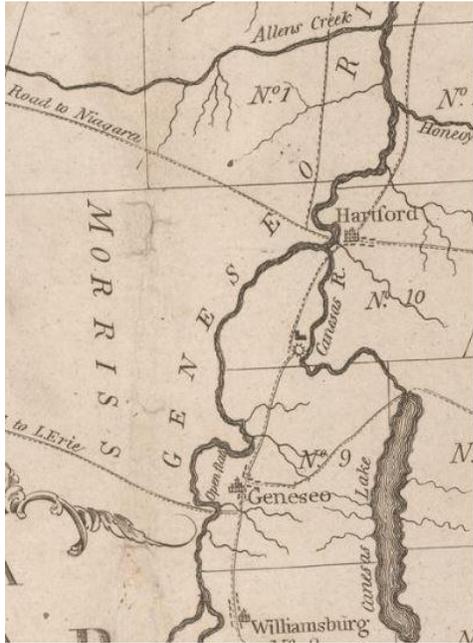
This survey report summarizes the findings of our research and fieldwork; our subsequent recommendations for National Register listing, including recommendations and justifications for potential district boundaries; and general recommendations for using Avon’s historic architecture as a resource in local planning and development.



**Figure 1.** Survey Area within orange boundary, coinciding with the Village municipal boundaries. Note the transition to agricultural tracts and sparser residential settlement well within the survey / Village boundaries, ensuring that most properties associated with Avon’s historical development would be contained therein.

## Historic Context & Associated Property Types

Avon – first named Hartford for the Connecticut county from which its original proprietors came – was among the area’s first Anglo-American settlements in the 1790s and first decade of the 1800s, lying where the then solitary Seneca Turnpike (today’s Route 5) running from the East met the Genesee River, the western boundary of the speculative Phelps & Gorham Purchase (see Figure 2). The first bridge across



**Figure 2.** Detail from 1794 map of the Phelps-Gorham Purchase, showing the key location of Avon (here Hartford) in the region’s early transport network.

the Genesee was built at Avon in 1804, allowing settlers, travelers, and merchants easier access into the expansive Holland Land Company’s purchase centered on Batavia to the west. This location as a key node in the region’s early transport network supported several early taverns as well as enterprises involved in early river and overland trade in wheat, flour, lumber, and potash. Though little architectural evidence of these earliest enterprises remains within Village boundaries, Circle Park – with its later 1877 Civil War monument and 1904 Women’s Christian Temperance Union drinking fountain – was until the early twentieth century more rectangular and is one of the few “central commons” in the region, imitating New England villages familiar to the region’s earliest settlers and testifying today to the community’s age and growth (see Figure 3 & title page’s Figure 0). The fact that an 1808 petition for a new county in the area identified Avon as the potential county seat<sup>3</sup> testifies to its early prominence in the region as a transportation, economic, and civic hub, where many of the region’s professional men – like Dr. Timothy Hosmer, one of the township’s original purchasers, the region’s first physician,

and patriarch of one of the first prominent Avon families, being the father of George Hosmer, who in 1802 opened the first law office west of Canandaigua in Avon, and grandfather to poet W.H.C. Hosmer – settled in Greek Revival and Italianate houses like those that now survive close to Circle Park on Prospect St. (c.1840 Hosmer house now St. Agnes Church office at 120 Prospect St.; see Figure 5b) and along Route 5 (see Figure 18a).

The completion of the Erie Canal and the growth of Rochester to the north diverted most early regional trade and traffic from the village by the mid-nineteenth century, but the area’s fertile flood-plain soil sustained several prosperous farms – particularly those growing grains, legumes, and apples, based on newspaper articles and rail schedules<sup>4</sup> – and once Avon became a regional hub in the Erie Railroad network in the early 1850s, several local enterprising agriculturalists made early steps into industrial-scale food production and processing in the village. Among these were the malting operations of John R. Marsh and German immigrant John Klett (both of their brick buildings survive in some form today at 81 and 99 W. Main St., respectively), the agricultural machinery manufacture and fruit evaporation of Francis N. Isham (whose grain elevator at 99 W. Main St. survives, along with a street named for him), and several “seed” operations that stored and processed legumes and grains. Additionally, Victorian-era medicinal

<sup>3</sup> Lockwood R. Doty, *History of Livingston County, New York...* (Jackson, MI: Van Deusen Publishing, 1905), 276.

<sup>4</sup> Henry Francis Walling, *The Erie Railway and Its Branches...* (New York: Taintor Brothers & Co., 1867), 55-56.

and recreational interest in mineral springs among the upper- classes provided dynamism for Avon – which has a number of sulfurous springs in what is now the southwestern portion of the Village – from the mid- to late- nineteenth century. Infrastructure to attract, accommodate, and entertain the well-to-do spring visitors arose at this time, including coach and train lines and a more elaborate rail depot (extant at 100 W. Main St.); several extensive inns with out-buildings ranging from bowling alleys to billiard halls to a shooting gallery; and an extant racing track laid out by prominent hotelier Asa Nowlen in 1836 (see Figures 4a-d). With the 1874 burning of Nowlen’s extensive U.S. Hotel on the SW corner of W. Main St. and Genesee St., the early 1970s demolition of Scottish immigrant Dr. William Nisbet’s Livingston Hotel north across Main St., and several other developments, the Greek Revival -style Avon Inn (NR-listed) is the only one of the more than ten large lodging houses from this time that remains, and even that was built as a private residence rather than a hotel; nevertheless, the bathhouse and what appears to be a worker house associated with the Livingston Hotel *are* extant, the former as a private residence at 65 Prospect St. and the latter at 52 W. Main St. The patrician visitor traffic and vestiges of the regional professional class that had established itself in Avon early on, coupled with the prosperity of the early agricultural processing industry spurred by the railroad, also supported construction of grander commercial, religious, and residential architecture than might be expected for a rural village, and much of this *does* survive, including the central Hall’s Opera Block (1876; NR-listed) and large late- 19<sup>th</sup> century homes and churches of various contemporary styles along Main and Genesee Streets (see Figures 5a-e), including the Methodist church designed by Rochester mayor and mail chute inventor James G. Cutler, and Asa Nowlen’s large c.1830 Greek Revival house (39-41 Fisk Place; see Figure 19e). As a further example of high-style construction in the mid- to late- nineteenth century, the Charlton Estate at the Village’s eastern edge was designed in 1894 for wealthy Rochester carriage maker Emmett Jennings by J. Foster Warner, the same architect who later designed the George Eastman House in Rochester, though modification with modern siding and window materials and structural alterations to accommodate a present-day bed & breakfast / event center compromise this structure’s historic integrity. Prominent Rochester architect Claude Bragdon was active in the village as well, designing 255 Genesee Street and drawing plans for a summer residence for C.A. Hayden on the land now subdivided along High Acres, though it is unclear if that house was built.



**Figure 3.** Circle Park. 1877 Soldiers’ Memorial at center, 1904 WCTU drinking fountain at R. Diagonally oriented walkways, mature trees.

Interest in Avon’s mineral springs declined by the early twentieth century with the development of mass culture and entertainment, but the village remained a regional center for horse-breeding and racing with the Driving Park in place<sup>5</sup>, giving rise to some equestrian-oriented estates in the village like that at

<sup>5</sup> “Avon is in Center of New Bluegrass Region,” *Democrat & Chronicle* (Rochester, NY), May 13, 1922.

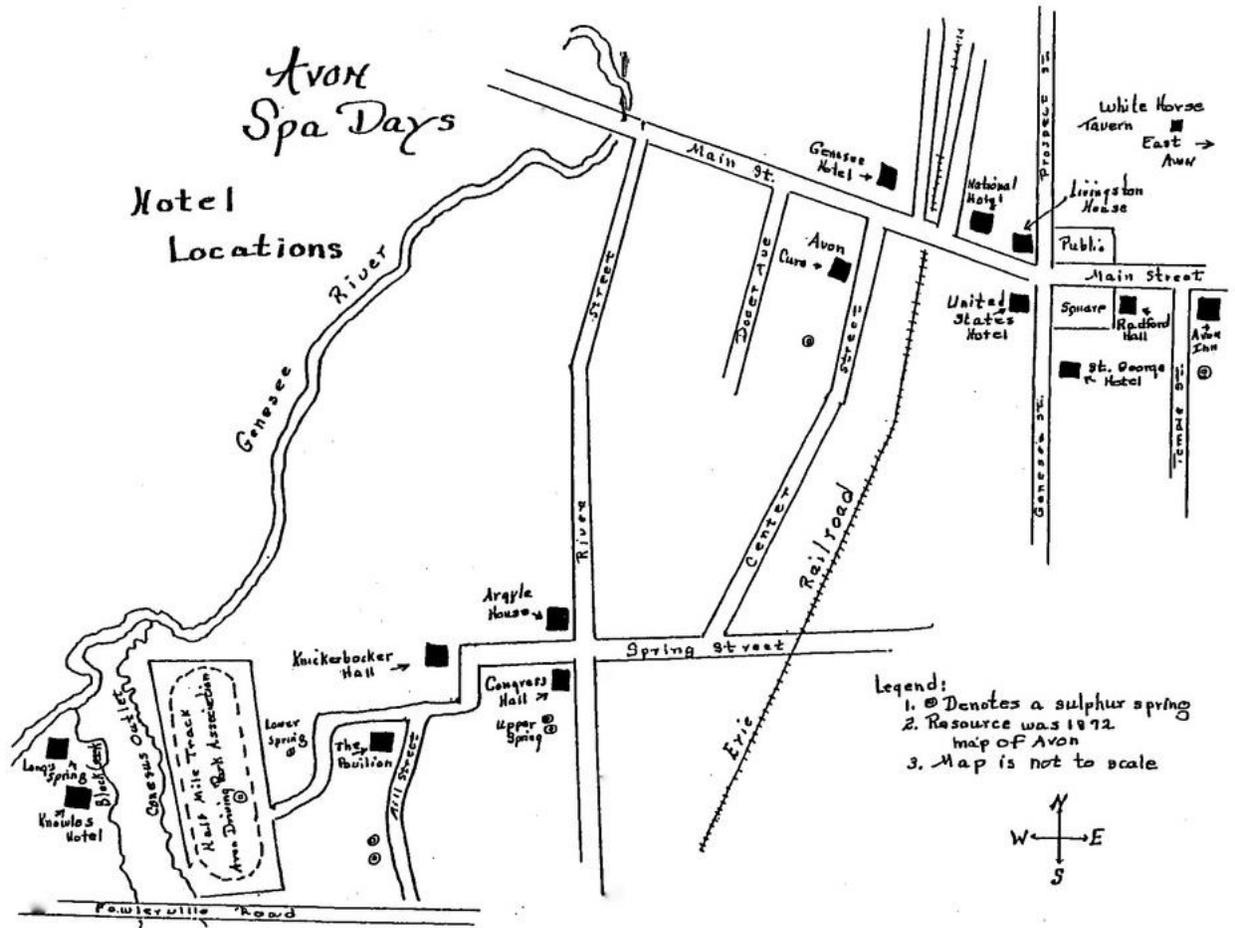
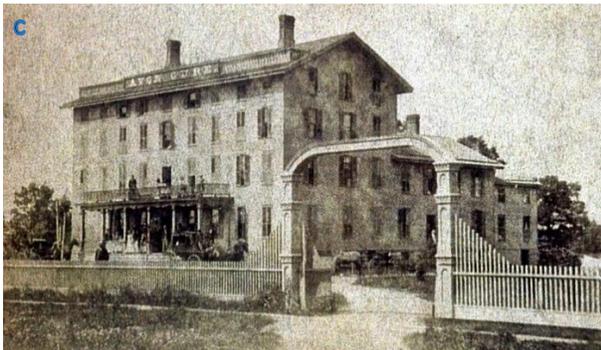
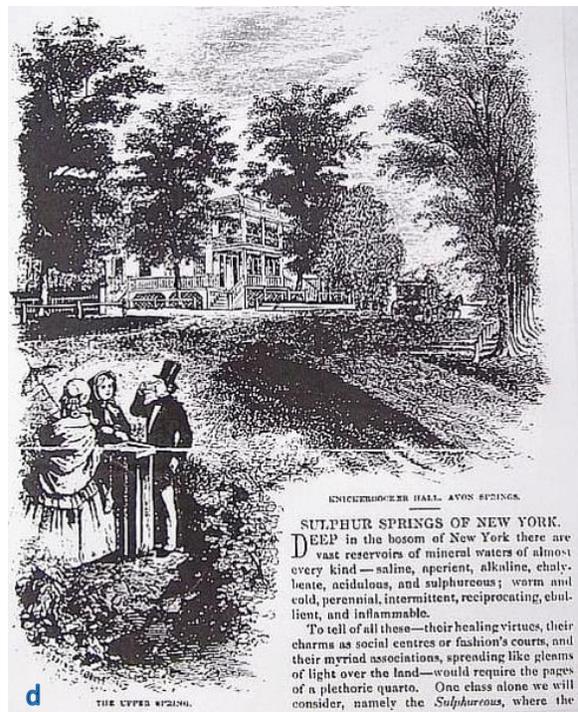


Figure 4a. Map showing location of Avon's mineral springs and associated lodging houses, c.1872



Figures 4b-d. *b*: Erie R.R. passenger depot, w/ Genesee Hotel at L, c.1900; *c*: Avon Cure Sanitarium, c.1870; *d*: Harper's article lauding Avon's springs, June 1856





**Figures 5a-b.** *a*: carnival in front of Opera Block, w/ Livingston Hotel in background R of center, c.1912; *b*: view N along Prospect St., w/ Gothic Revival St. Agnes Church tower (c.1873) and repurposed c.1840 Greek Revival rectory at R.



**Figure 5c.** Commercial core, w/ Italianate 1876 Opera Block & similar bldgs R of center; newer bldgs to L, w/ Methodist Church tower in distant far L.



**Figure 5d.** Mid- to late- 19<sup>th</sup> century residences along Route 5 / E. Main St., including at R Gothic Revival w/ trim ornamentation, common in this area



**Figure 5e.** Late 19<sup>th</sup> and early 20<sup>th</sup> century residences along Genesee St. – more recent than Main St., but similarly set-back and massed.

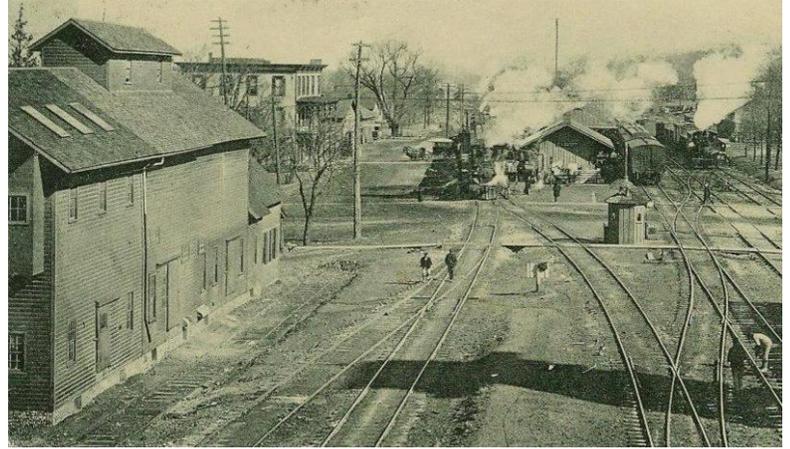
40 Spring St. Moreover, the nineteenth century rail infrastructure continued to attract and support agriculturally-based industrial enterprise to the village into the twentieth century. The Isham grain elevator complex (99 W. Main St.; now the King Cole Bean Company complex) strategically located where the railway crosses Main Street appears to be one of the earliest extant examples of this theme, and its piecemeal construction faithfully captures many different styles in modest twentieth century industrial agricultural architecture (see Figures 8a-c). The early 20th century Snider/Birds-Eye canning & frozen food factory complex, which still includes at its core the original 1906 concrete block Cleveland Seed Co. building that processed peas (see Figures 27a-c), and a 1922 knitting mill both survive a short distance south on the rail line where it crosses Spring St., though with significant modifications. A c.1970 Kraft Heinz complex, including an Mid-Century Modern office building, appears even further south still, also standing as an elaboration on the theme of burgeoning agricultural-industrial activity in the area during the 20<sup>th</sup> century spurred by the concentration of rail infrastructure in a rural community. Employees in the



**Figure 7.** view N along Bronson Ave; note modern cladding, satellite dishes, vacant lots rail and agricultural processing industries lived in new tracts of housing more modest than that developed in the earlier professional and spa eras, located immediately west of the rail depot on either side of Main Street, on North Avenue and High Street, and on the mid- to southern end of Genesee St. Unfortunately, alterations, including frequent conspicuous additions and use of contemporary materials in siding and fenestration, have compromised much of the historical integrity of these neighborhoods (see Figure 7), though northern Wadsworth Avenue, with generally uniform set-backs, massing, and styles, is a well-preserved exception among these early 20<sup>th</sup> century neighborhoods (see Figures 19c,d on page 16). Proof that the railroad was of paramount importance in directing development within the community and integrating rural Avon into the emerging mass market industrial economy of the twentieth century can be found in the liberal use of rustic concrete block in both the village’s residential and industrial buildings of this time period (particularly houses on southern Genesee St. and on Wadsworth Avenue): this was a material that would likely have been mass produced elsewhere and shipped via the railroad.



**Figures 6a-b.** a: c.1910 view N at NW corner of Circle Park, showing Eastlake Nash House at R; b: present view N of Circle Park, including 1946 commercial Kurtz-Hodge addition on Nash House, along with block filled out by c.1908 St. Agnes School in distant R.



**Figures 8a-b.** *a:* c.1853 map of Avon, showing Genesee Valley (later Erie) and Buffalo, Corning & New York railroads' convergence at W. Main St. *b:* c.1885 view N at railroads' Main St. crossing; Isham's elevator, now King Cole Bean Co., at L, Genesee Hotel back L, depot R of center.



**Figure 8c.** Present view eastward toward railroads' crossing at Main St. (center), w/ portion of depot at far L, King Cole Bean Co. at far R

Avon's function as an agricultural processing hub continued from the twentieth into the twenty-first century (Barilla manufactures pasta at a new facility along the north end of the railway's span through the village), though the built environment reflects a shift from shipment on the railroad in the earlier twentieth century, which tended to concentrate development in the village along the tracks, to shipment on the improved roads and highways developed starting in the mid-twentieth century, and particularly after rail service beyond Avon to the south was terminated in 1940 after the Depression, which tended to allow development to be more diffuse. The Kurtz-Hodge Implement Company, a conversion of a high-style Eastlake house on Circle Park into a showroom for equipment on rural arterial Route 5 in 1946, is emblematic of Avon's transition from rail connectivity to highway connectivity (see Figures 6a-b). Increased car traffic along Route 5 – slowed by the rotary around Circle Park at the Village's center – encouraged some further development of the existing commercial core with structures like the 1938 Park Theatre, but most of the development in the automobile era was more diffuse, with a new commercial corridor developing along E. Main Street, of which the 1955 Tom Wahl's hamburger complex (283 E. Main St.) is emblematic, even if that property, as well as similar ones around it, has been significantly altered from its historic appearance and character. In addition, Avon's relatively short driving time from professional workplaces in Rochester and its suburbs encouraged development of some of the village's agricultural land into residential tracts, distinct from the village's older core in density, massing, form,



**Figure 9.** view N along Hal Bar St. from Clinton St.; early post-war residential development on periphery of village core

and materials. These mid-century residential tracts, while today approaching historic age, generally do not exhibit integrity or distinctiveness that would warrant their close scrutiny at this time, though Hal Bar Road, Valley Ln, and the pre-WWII High Acres tract are of potential future interest as early examples of this trend (see Figure 9). The trend toward residential development of underutilized agricultural tracts continues today and is responsible for most of the recent change in Avon's landscape, especially after the completion of nearby I-390 in the early 1980s made driving times to the city even shorter.

## Recommendations

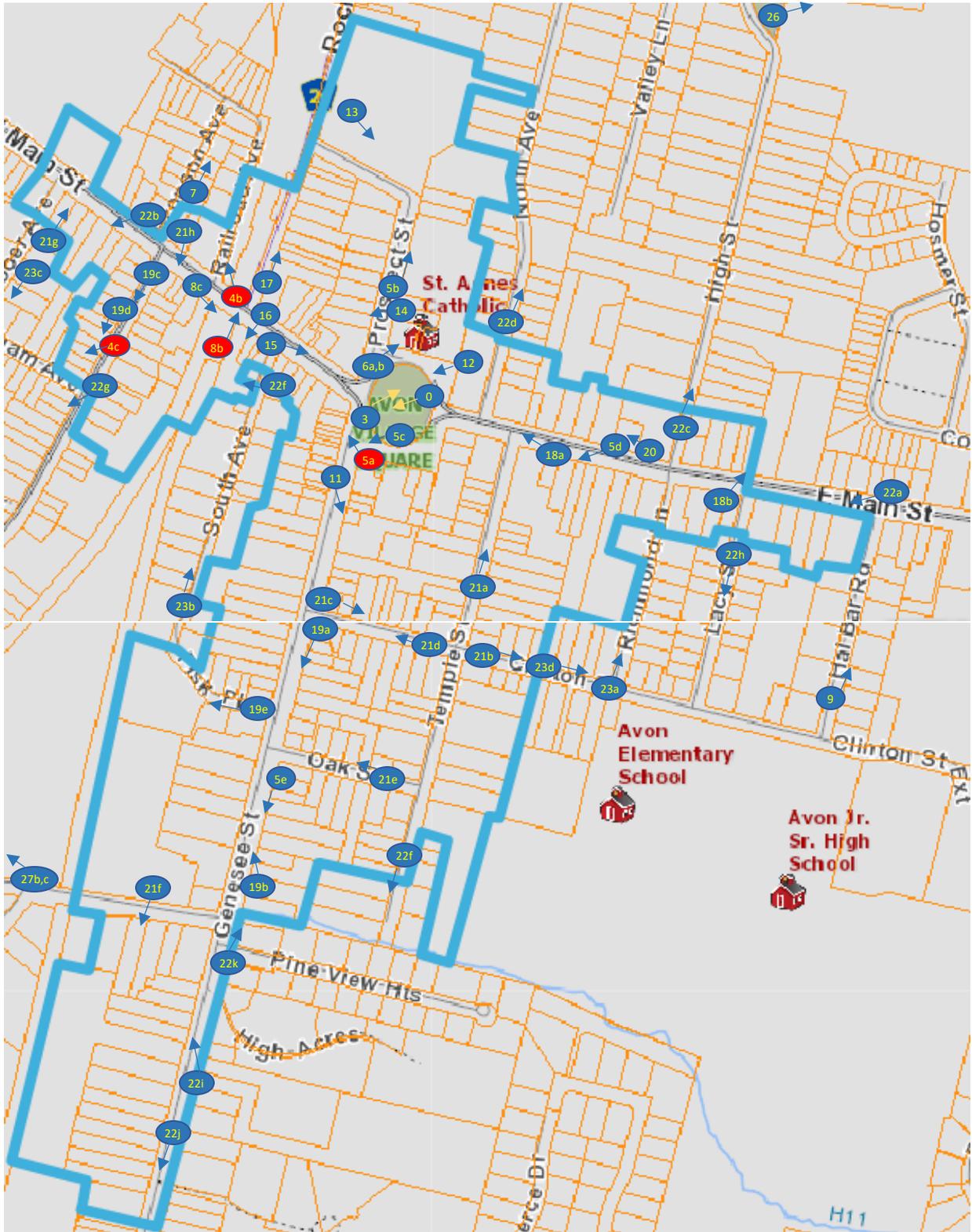
Based on our field observations, research, and discussions with local stakeholders, we are proposing:

- (A) the eligibility of an **Avon Village Historic District** for listing on the National Register of Historic Places, encompassing core commercial, residential, and industrial properties illustrating Avon's dynamic development as a node in the movement of people and agricultural goods over more than one hundred fifty years, from the 1790s to the 1940s with the decline of its rail connections
- (B) local-level sensitivity and/or protection for several historic properties and areas whose presence help establish the community's character and are a vital resource in local development, even if they do not have the historic integrity and/or context to be listed to the National Register.

### *Proposed Avon Village Historic District*

Through more than one hundred fifty years, the Village of Avon was a dynamic rural crossroads - first as one of the westernmost settlements on the Seneca Turnpike and an early Genesee River crossing point where some of the region's earliest professionals settled in the early nineteenth century, then from the mid-nineteenth century to the mid-twentieth century as the intersection of two major railroad lines that could carry local processed agricultural goods to wider markets and well-to-do visitors to the local springs. Avon's late- eighteenth century central commons / Circle Park and contiguous development radiating from it – including the historic commercial corridor along the north end of Genesee Street; the mid-nineteenth to early twentieth century residences of both high- and modest style in the near southeastern quadrant of the village bounded by Genesee Street and East Main Street; and the historic railroad-associated area of industrial and residential buildings where the tracks cross West Main Street just to the west of the park – together testify to this long history of activity engendered by Avon's advantageous location and transportation connections. Indeed, the buildings in this contiguous, concentrated area generally retain both a high degree of integrity individually and a coherence with one another; they are also distinct from surrounding mid- to late-twentieth century residential and commercial development patterned more by automotive transportation than rail and different in density, materials, and form. For all these reasons, we recommend that these areas together constitute an Avon Village Historic District with a 1790s to 1940s period of significance, eligible for listing on the National Register of Historic Places (see Figure 10). The proposed district is comprised of 281 properties and is 185 acres in area, comparable in size and character to a similar district recently nominated and approved in Lyons, Wayne County.

In the commercial area that developed over the nineteenth into the twentieth century to service the needs of spa visitors, local agricultural entrepreneurs, Erie Railroad workers, and the residents working in these industries, many of the buildings closest to Circle Park retain Italianate stylistic details like cornice bracketing, regular arrangement of rounded arch window openings, decorative brickwork, and keystone



**Figure 10.** Proposed Avon Village Historic District boundaries (blue) on schematic property map. Numbered ovals and arrows show vantage point of this report’s figures – red are historic photos, and blue are current views.

ornaments, along with cast iron storefronts forged by Washington Iron Works in Buffalo. These similarities are likely an artifact of the quick rebuilding of this block after fire destroyed the United States Hotel on this site in 1874. Traveling south along Genesee Street, the buildings show a gradual shift to early twentieth century styling, including more geometric detailing in yellow brick construction and recessed storefront entries – as at the 1938 Park Theatre – testifying to the commercial area’s growth over time as Avon continued to be a regional hub (see Figure 5c). Even where some individual properties have lost historic details, the form of the commercial strip as a whole – with continuous store-fronts, particularly on the west side of the street – determines the historic, human-scaled character of the streetscape. On the east side of the street, where several newer buildings *do* take the place of historic structures, and the extant historic properties are more altered, Italianate bracketing and the storefront form of the historic buildings still echoes the character of the opposite side of the street and helps create a gateway between Circle Park and the residential properties further south, therefore contributing to the district even as other properties around them do not (see Figure 11).



**Figure 11.** view SE along Genesee St. at S end of commercial area; note continuity of storefronts on both sides of street. Methodist Church in distant center.

Enclosing Circle Park on the north and lending it a continued sense of civic importance are two well-preserved church properties: the early and mid-twentieth century brick St. Agnes school buildings (on the same large parcel extending north to include the parish’s c.1870 Gothic Revival church building, the high-style c.1840 Greek Revival Hosmer house converted to use as the rectory, and an early twentieth century Colonial Revival convent), and the early-twentieth century Gothic / Tudor Revival Zion Episcopal Church (see Figure 12). Also on the north side of the park is the former Kurtz-Hodge Implement Co. building – a singular example of Avon’s transition from a resort town that favored the large late-nineteenth century Eastlake –style Nash House at its core, to an industrialized agriculture processing hub that provided a market niche for the latest post-war farm implements sold from the 1946 commercial frontage addition (see Figures 6a-b). Most of the reminder of the village’s churches, generally united by a common Gothic Revival styling, are also concentrated within the proposed district area, serving as gateways to the commercial district; the long-standing village cemetery is here north of Circle Park as well, with burials at least as early as 1815, Victorian terracing, and historic metal and Craftsman-like cobblestone fencing (see Figure 13).

An eclectic collection of modestly-scaled historic buildings stand along Main Street from the c.1880 railroad depot and surrounding railyard east to Circle Park, originally constructed to take advantage of the high traffic of resort-goers and agricultural commerce in that corridor. Some of the village’s only surviving individual resort-associated structures are found here, including the bathhouse (65 Prospect Street; see Figure 14) and what is reported to be workers’ quarters (52 W. Main Street) of the Livingston Hotel that



**Figure 12.** view W off NE corner of Circle Park. c.1915 Zion Episcopal Church at far L, c.1908 St. Agnes School at far R, Circle Park center. Methodist Church tower faintly visible on horizon R of Episcopal church, together exemplifying visual tone / “imageability” historic churches set at the village center.



**Figure 13.** Avon Cemetery interior. Note terracing in center hill, R of stream, and in far L hill, behind historic holding vault. Historic metal enclosing fence visible in R background, along with streetscape continuity with Rochester Street residences / historic inn area (see page 12).

once sat off the northwest corner of Circle Park. A distinctive architectural element tying this area together and to the larger district – and compensating for both lower integrity and low levels of maintenance on the north side of the road – are the two-story double deck porches on four of the buildings, which would have provided lofty views of the traffic into and out of town on this sloped section of the road (see Figure 15). A number of smaller scale buildings that historically functioned as liquor-serving inns are strategically located adjacent to the rail depot along Rochester St.; although modern materials are used throughout these structures, their form, particularly their larger massing and frontage, continue to testify to this historic use<sup>6</sup>, and a double-deck porch is found here as well at 66-68 Rochester Street (see Figure 17). The granary complex (now King Cole Bean Company) south of Main Street just west of the railway, with its several different components of both brick (originally the c.1880 Klett malt house) and wood-frame construction from various stages of development through the late-nineteenth to mid- twentieth century, uniquely testifies to the continuous growth of large-scale agricultural commerce in the village engendered by the rail connection, as does the similarly piecemeal property on the opposite side of the tracks at 81 W. Main Street (which appears to incorporate the brick-masonry kiln of the late nineteenth century Marsh malt house; see Figures 8b-c, 16).



**Figure 14.** 65 Prospect St., former Livingston Hotel bathhouse

<sup>6</sup> Late-nineteenth century Livingston County liquor license lists include many of these properties, hinting at their original use as inns / taverns strategically located near the train depot for workers and visitors alike.



**Figure 15.** view eastward along W. Main St. from R.R. crossing. Note prevalence of double deck porch, dense forms along historically high-traffic thoroughfare.



**Figure 16.** 99 W. Main St: Whitmore's mill, now King Cole Bean Co. Different materials, styles reflect piecemeal growth along w/ Avon's development



**Figure 17.** View northward along Rochester Street from railroad crossing at W. Main St. Erie Depot at far L, late 19<sup>th</sup> and early 20<sup>th</sup> century residences at R. Note large massing of residences, particularly 3<sup>rd</sup> from R here: several of these structures were built as inns / taverns to service traffic around rail depot.

Residential properties ring the central commercial, industrial, and civic areas, with those along the thoroughfares radiating from Circle Park and in the near southeast quadrant exhibiting the level of historic character, integrity, and cohesion with Avon's rail-dependent development history to be included within the proposed district. Driving along the historically significant Route 5 / E. Main Street from Circle Park provides an instructive, chronologically wide-ranging view of Avon's residential development: early to mid- nineteenth century high-style Greek Revival and bracketed Italianate houses – like the Avon Inn at 55 E. Main Street and 107 E. Main Street, respectively – are found toward the center, while late nineteenth century and early twentieth Queen Annes (157 E. Main Street), Eastlakes (94 E. Main Street), modest Neoclassicals (181 E. Main Street), and Foursquares (132 E. Main Street) are found progressively farther out from the core. Decorative roofline woodwork is a common element in this corridor, tying the properties together and to the larger district (see Figures 5d, 20). Residential development along Genesee Street and the northern portions of Wadsworth Avenue began later, but still exhibits a continuum from the once isolated c. 1830 high-style Greek Revival Nowlen house (39-41 Fisk Place) to later nineteenth century high-style Second Empires (277 & 305 Genesee Street), and finally to more modest and regular early twentieth century Foursquares, Neoclassicals, Craftsmans, and Colonial Revivals, some architect-designed, like Claude Bragdon's Kellogg House at 255 Genesee Street (NR-Listed) (see Figures 19a-e).

Similar styles are found on the side streets in the near southeast quadrant of the village, with more modest massing completing the picture of Avon's socioeconomic structure from the mid- nineteenth into the early twentieth century (see Figures 21a-h). The historic integrity of houses along the thoroughfares does wane slightly at the extremes of the proposed district, with modern cladding, some moderate window alterations, and loss of decorative detailing, but these structures' similar setback, massing, and style to those closer to the core, not to mention their visibility along thoroughfares through the village, warrant their inclusion in the district. Only where setbacks, spacing, and massing are dissimilar to the

aforementioned core areas; where there are prevalent unsympathetic additions and alterations; and where intervening recent construction is frequent have historic residential properties been excluded from the proposed district – namely along the north side of E. Main Street from Lacy Street eastward (see Figures 18b, 22a), in the more modest houses west of the depot along and beyond Bronson Street (see Figures 7, 22b), along side streets which began to be developed toward the mid-twentieth century like High St., North Ave., South Ave., and Lacy St. and the south portion of Wadsworth Ave. (see Figures 22c-h), and along the east side of Genesee Street from the Wesleyan Church southward (see Figures 22i-k). Indeed, the inclusive continuum of residential styles and the transition from high-style houses of people such as Livingston Hotel proprietor Dr. W. Nesbit at 56 E. Main Street, to more modest later houses along the thoroughfares and in the near southeast quadrant, reflects Avon’s shift from a professional center and resort to agricultural processing economy and compliments the development story embodied in the village’s core commercial and civic area, thus making them together an integral part of the proposed National Register district. Common architectural elements found across the residential areas included in the proposed district, thus providing unity, are concrete block foundations in early twentieth century



**Figure 18a.** view westward along E. Main St. just E of Circle Park. c.1840 Greek Revival Avon Inn at L, large Foursquare and modest Neoclassical at R.



**Figure 18b.** view northeastward from intersection of E. Main St. & Lacy St. Queen Anne style & arched gable recess motif exemplified at R, modest Foursquare and Neoclassical style at L. Low houses R of 3<sup>rd</sup> house from L dissimilar in massing, setback, style, and integrity, thus excluded from district.



**Figure 19a.** view southward along Genesee St. from near intersection w/ Clinton. Note modest scaling, later styling compared to houses on E. Main St., but common setback & massing unites area



**Figure 19b.** view N along Genesee between Spring & Oak. Bragdon-designed 255 Genesee at L. Note common set-back, massing along both sides of street.



**Figure 19c.** view S along Wadsworth Ave. just south of W. Main St. Note common set-back, massing along both sides of street. Concrete block piers at R.



**Figure 19d.** view S along Wadsworth Ave. farther south from Figure 19c. Note continued common set-back, massing along both sides of street, as well as progression to early 20<sup>th</sup> century styles as development extended south from Main Street. Houses at R built c.1905 when Avon Cure was dismantled.



**Figure 19e.** view W along Fiske Pl. near Genesee; c.1830 Nowlen House at L



**Figure 20.** Detail of 86, 94 E. Main, exemplifying unifying decorative woodwork

houses (also in the Cleveland Seed Co. building at 140 Spring St., showing connection between agricultural processing industries and residential growth in the village, and showing the importance of the railroad in the village's growth overall); see Figures 19c, 21d, 22f) and several houses with a wide arched gable recess, as at 373 Genesee Street, 59 Wadsworth Avenue, and 50 E. Main Street (see also Figures 18a, 18b, 22g). Moreover, throughout the residential areas included in the proposed district, some early twentieth century houses sit on older foundations, like the Foursquare at 86 E. Main Street and 124 Temple Street, reflecting the theme of continuous dynamism in this rural crossroads community over a long period.



**Figure 21a.** view N along Temple St. between Clinton St. and E. Main St. Former parsonage of Episcopal Church at far L. Similar setbacks, modest styling.



**Figure 21b.** view E along Clinton Street from E of intersection with Temple Street. Modest Neoclassically-styled houses + Foursquares w/ common setback



**Figure 21c.** view E along Clinton Street from intersection w/ Genesee Street. Note continuation of setback, massing, styling + walkable network from Genesee thoroughfare to side street. Methodist Church tower at far L.



**Figure 21d.** view W along Clinton Street from W of intersection w/ Temple Street. Note common setback, modest styling. Local motifs of arched gable recess and concrete block construction seen at R, in second story of green + white house and in porch piers of far R house, respectively.



**Figure 21e.** view W along Oak Street from W of intersection w/ Temple Street. Note common setback, modest styling.



**Figure 21f.** view of S side of Spring Street between Genesee & the railroad; note continuation of generous massing, setback from Genesee thoroughfare



↑ **Figure 21g.** view N along Doer Ave. toward intersection w/ W. Main St. Note common scaling, higher style of houses at L and center across street, and density at R



← **Figure 21h.** view S along Bronson Ave. toward intersection w/ W. Main St., near Wadsworth Ave.; note density, high integrity of structures at visible intersection

↓ **Figures 22a-k: District borderline areas**



**Figure 22a.** view W along E. Main Street near intersection w/ Hal Bar Rd.; houses at L (south) within proposed district, with similar massing, spacing, continuity of style evolution with reminder of district, but houses at R on north side not included due to recent construction date and materials, and massing dissimilar with rest of district



**Figure 22b.** view W along W. Main Street, W of intersection w/ Bronson Ave. Houses at L within proposed district, w/ similar massing, spacing, continuity of style evolution with reminder of district; houses at R on N side not included due to unsympathetic alterations and materials and wider spacing



**Figure 22c.** view N along High St. N of E. Main Street. Closest house on R in district, but significant spacing between other houses + age excludes them



**Figure 22d.** view of E side of North Ave.; first three houses from R in district due to continuity of massing, integrity, stylistic evolution w/ district, but remainder excluded for dissimilar massing, age, and integrity, with modern materials and unsympathetic additions common farther down North Ave.



**Figure 22e.** view of W side of South Ave. just S of E. Main St. House at far R is included in district for continuity along visible Main St., but rest of street's houses have low integrity, with modern materials and additions, much more recent construction dates, and widely varying styles, massing, and spacing



**Figure 22f.** view S along Temple Street between Oak and Temple's end; houses on R (west) included in district due to age, similar massing to modest historic construction in the area, and use of concrete blocks in porch structure, a building material common in district. Houses on L (east) excluded for dissimilar form, age, setback, and frequent alteration and use of modern materials.



**Figure 22g.** view W along Isham Ave. at Wadsworth Ave. House at far R in district for similar setback, massing, style to collection along Wadsworth to this point, as well as inclusion of arched gable recess motif common in district, but other houses not included, mostly due to poor integrity / materials



**Figure 22h.** view S along Lacy St. Properties on Lacy excluded from district due to more frequent use of modern cladding and window materials alterations (such as shingle clad house with reconfigured replacement windows at R) than is seen in district, along with dissimilar spacing, massing, and age.



**Figure 22i.** view N along Genesee St. between Pine View Dr and Hickory Hill. Similarly massed, spaced, set-back, and aged houses on L (west) side of street in district, but contrastingly open spaces on R (east) side of street excluded



**Figure 22j.** view S along Genesee Street just N of terminus at Linden St. / Lake Rd. Right (west) side of street in district due to similar massing, set-back, and stylistic continuum with rest of district to N, but recent age and contrastingly sprawling, low form excludes properties on L (east) side.



**Figure 22k.** view N at Genesee Street and Pine View Heights. Houses at far L (west) side of Genesee in district, but the modestly modern, c. 1960 Wesleyan Church's interruption of the continuous set-back and residential style progression along Genesee, plus the newer, sprawling residential forms on Pine View at the far R, exclude them from the district.

↓ **Figures 23a-d: Exclusively non-district areas**



**Figures 23a-b.** *a:* view N from Clinton St. and Richmond Ln; open space and much newer construction dissimilar in style from district properties clearly excludes this section from district. *b:* view N from South Ave. and Fisk Pl.; similarly, open space and newer construction exclude this area from district



**Figure 23c.** view S from Doer Ave. and W. Main St. Newer construction with low form, and newer materials used on historic houses further down from this view, are incongruous with other properties at the western extreme of the district and are therefore excluded.



**Figure 23d.** view E along Clinton St. mid-way between Temple St. and Richmond Ln. Newer construction, often with replacement modern cladding and windows as well as additions & modifications, are incongruous with other properties at this SE extreme of the district and are therefore excluded.

### *Other historic properties worthy of sensitivity*

Several historic properties within the survey area, while lacking the integrity or context for listing on the National Register of Historic Places, should nevertheless be seen as indispensable resources in Avon’s community life and development, and accordingly should be given special consideration in local planning. Several are listed on the accompanying spreadsheet, and we elaborate on four selections here.

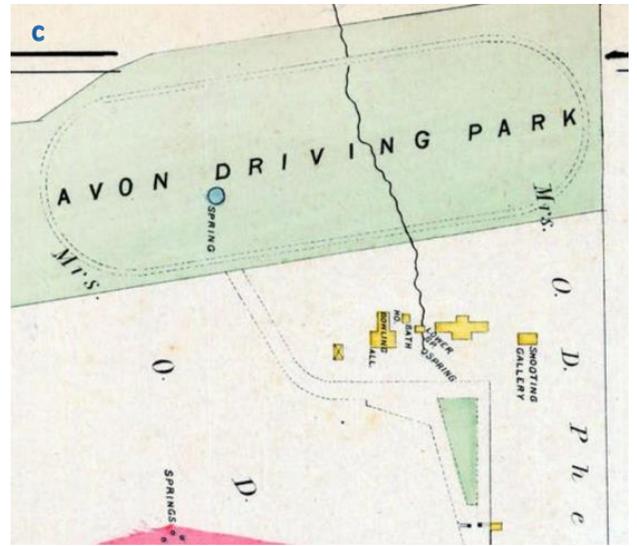
First, the Avon Driving Park in the southwest corner of the Village, first laid out as a horse racing track in 1836 to provide entertainment to those visiting the surrounding mineral springs, provides a physical connection to Avon’s history as a nineteenth century resort community, especially with the loss of most other buildings associated with this history.

Nevertheless, in consultation with the State Historic Preservation Office and in agreement with an October 2018 determination out of that office triggered by separate work, we conclude that, because of significant losses to the property’s historic integrity, it is not eligible for listing to the National Register of Historic Places at this time. In particular, the loss of many of the historic elements of this property shown in historic photographs and maps, and the abundant addition of many ahistorical landscape elements, such as



**Figure 24a.** Avon Driving Park track, with non-historic structures behind

sport facilities and fields, a playground, and structures like picnic pavilions, modern horse sheds, and a small replica gazebo exclusively of more recent construction, diminish the “legibility” of the history embodied in this property (see Figures 24a-c). This said, the Driving Park is still used on occasion for horse racing, and can still function as an important historic resource and engender a unique sense of place with additional community programming and development that is sensitive to its history.



**Figures 24b-c.** recent park development at historic Avon Driving Park property, absent historic structures shown in 1902 map

Second, the 1894 Charlton Estate at 300 E. Main Street, designed for Rochester carriage maker Emmett Jennings by J. Foster Warner – who also designed homes for such wealthy Rochester clients as George Eastman – is an interesting example of an elite rural estate, though some modern alterations, the encroachment of modern commercial development, and its isolation from public view and the village historic core preclude a recommendation for listing to the National Register. Nevertheless, preservation of the estate and the remaining agricultural land surrounding the property will ensure that the property continues to give to the community, as it has historically, as a retreat.



**Figures 25a-b.** Historic (c. 1900) and current views of Charlton Estate (300 E. Main St.); note dormer, chimney alterations

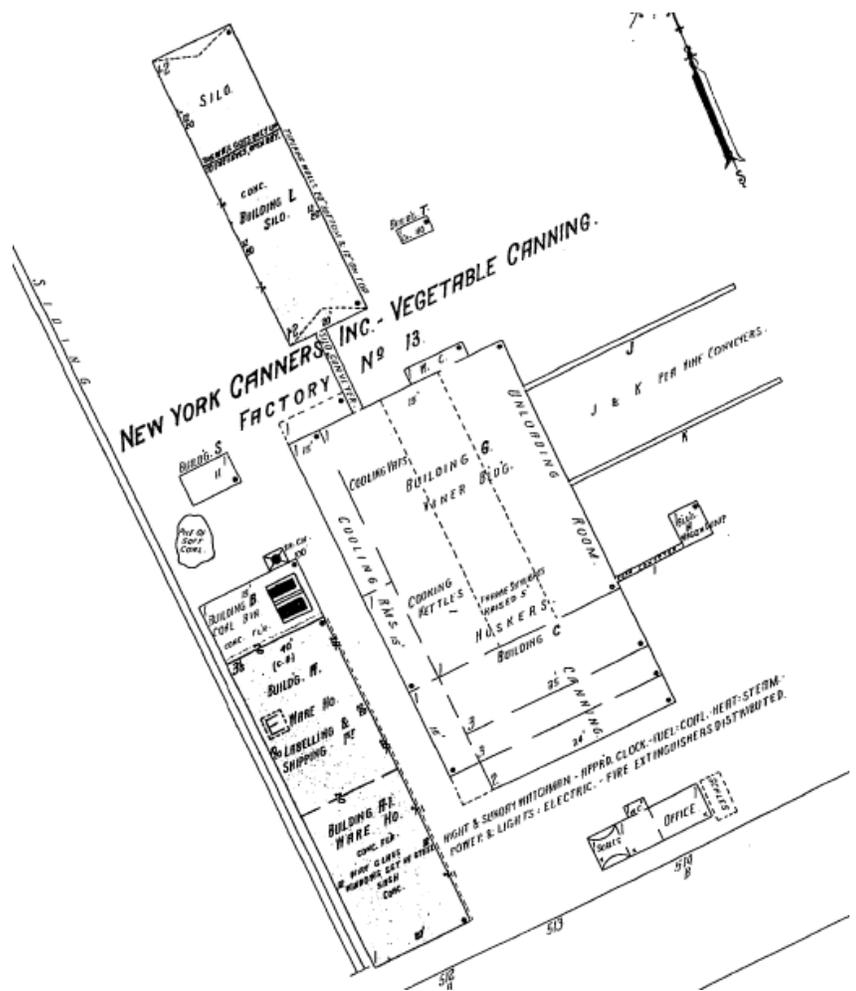
Third, the c.1850 brick Italianate Reed House at 200 High Street appears to be a well-preserved mid-nineteenth century rural estate and, as such, an important resource in communicating Avon’s historical development and creating a sense of place. The property could only be viewed from a distance in this survey, however, and its isolation from public view and the more well-preserved core, with intervening newer twentieth century tract construction along High Street, and its lack of exceptional features precludes recommendation for listing to the National Register. As with the Charlton Estate,



**Figure 26.** Reed House property; adjacent open space complements character

however, preservation of this property and the surrounding agricultural land that compliments it will do much to tell the story of Avon’s history of concentrated rural affluence in the early to mid- 19th century.

Finally, the concentration of early to mid- twentieth century industrial properties where Spring Street intersects the railroad tracks – including a c.1922 knitting mill (184 Spring Street), a c.1906 canning plant (north portion of 140 Spring Street), and a c.1960 Kraftz Heinz office building (south portion of 140 Spring Street) – uniquely embodies the emergence of an agricultural processing industry in Avon during the first half of the twentieth century. While not determined to be National Register eligible due to historically unsympathetic additions (particularly in the case of the canning plant; see Figures 27a-c), liberal use of modern materials (particularly in the case of the recent replacement windows at the knitting mill), and non-historic context (in the case of the office building, with the adjacent massive industrial plant), the village would do well to retain these structures on the landscape as reminders of unique Avon’s economic development within its rural region, especially given the continued importance of agricultural and food processing in the village’s economy.



**Figure 27a.** 1924 Sanborn map of food canning / freezing plant at 140 Spring St. north of road; only lower left structure survives today; note labels such as “cooking kettles,” “cooling vats,” “huskers,” and “vine conveyors.”



**Figures 27b-c.** Historic (c.1912) and current images of the Cleveland Seed Co. building at 140 Spring Street, later NY Canning / Snider Packing and Birds-Eye, now Kraft Heinz; note numerous additions and loss of details on original building, compromising historic character.

\* \* \*

We believe that by following the recommendations for National Register listing and local sensitivity outlined in this report, Avon will be well positioned to fully redeem the potential of its historic built environment and move the Village toward the ever more inviting, livable, walkable standard that it has outlined in its comprehensive plan.

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*Properties in Proposed Avon Village Historic District*

| <b>Address / Building Name</b> | <b>Contributing / Non-Contributing</b> | <b>Approx. Construction Date</b> | <b>Current Use / Comments</b>  |
|--------------------------------|--|----------------------------------|--|
| Avon on the Green              | Non-contributing                       | 1998                             | Livingston Hotel site, fire in late 1900s; new construction sympathetic to surrounding historic architecture – senior apartments |
| 10 Cemetery Street             | Contributing                           | Opened early 1800s               | cemetery   |
| <i>evens</i> 10 Clinton Street | Contributing                           | 1910-1950                        |  |
| 16 Clinton Street              | Contributing                           | 1850-1872                        |  |
| 26 Clinton Street              | Contributing                           | 1945-1971                        |  |
| 30 Clinton Street              | Contributing                           | 1902-1925                        |  |
| 36 Clinton Street              | Contributing                           | 1875-1902                        |  |
| 46 Clinton Street              | Contributing                           | 1902-1920                        | arched gable recess  |
| 50 Clinton Street              | Contributing                           | 1875-1902                        |  |
| 58 Clinton Street              | Contributing                           | 1860-1890                        | Hosmer House; adjacent houses built when this once larger property was subdivided  |
| 86 Clinton Street              | Contributing                           | 1902-1925                        |  |
| 92 Clinton Street              | Contributing                           | 1902-1930                        |  |
| 100 Clinton Street             | Contributing                           | 1902-1930                        |  |
| <i>odds</i> 11 Clinton Street  | Contributing                           | 1890-1915                        |  |
| 15 Clinton Street              | Contributing                           | 1890-1920                        |  |
| 23 Clinton Street              | Contributing                           | 1870-1900                        |  |
| 33 Clinton Street              | Contributing                           | 1895-1915                        |  |
| 39 Clinton Street              | Non-contributing                       | 1872-1900                        | Significant additions/changes to historic form   |
| 45 Clinton Street              | Contributing                           | 1902-1930                        |  |
| 53 Clinton Street              | Contributing                           | 1835-1860                        |  |
| 59 Clinton Street              | Contributing                           | 1900-1925                        |  |
| 85 Clinton Street              | Contributing                           | 1905-1930                        |  |
| 91 Clinton Street              | Contributing                           | 1902-1925                        |  |
| 99 Clinton Street              | Contributing                           | 1902-1925                        |  |
| <i>evens</i> 14 Fisk Place     | Contributing                           | 1902-1930                        |  |
| 20 Fisk Place                  | Contributing                           | 1902-1930                        |  |
| 26 Fisk Place                  | Contributing                           | 1905-1935                        |  |

|              |                    |                       |           |   |
|--------------|--------------------|-----------------------|-----------|---|
|              | 34 Fisk Place      | Contributing          | 1905-1935 |   |
| <i>odds</i>  | 23 Fisk Place      | Contributing          | 1902-1930 |   |
|              | 39-41 Fisk Place   | Contributing          | 1825-1859 | Fiske House; unusual west-facing orientation    |
| <i>evens</i> | 30 Genesee Street  | Non-contributing      | 1880-1900 | Significant changes to historic materials, form |
|              | 68 Genesee Street  | Non-contributing      | 1975-1995 | Site of historic fire station, St. George Hotel |
|              | 74 Genesee Street  | Non-contributing      | 1975-1995 | Village offices, fire station                   |
|              | 78 Genesee Street  | Contributing          | 1872-1890 |   |
|              | 90 Genesee Street  | Contributing          | 1850-1872 |   |
|              | 102 Genesee Street | Contributing          | 1835-1865 |   |
|              | 112-124 Genesee St | Non-contributing      | 1950-1970 | Early post-war commercial structure in core     |
|              | 130 Genesee Street | Contributing [Listed] | 1879      | Avon United Methodist Church                    |
|              | 138 Genesee Street | Non-contributing      | 1890-1920 | Significant changes to historic form, details   |
|              | 142 Genesee Street | Contributing          | 1880-1902 |   |
|              | 148 Genesee Street | Contributing          | 1875-1902 |   |
|              | 164 Genesee Street | Contributing          | 1902-1930 |   |
|              | 170 Genesee Street | Contributing          | 1872-1900 |   |
|              | 176 Genesee Street | Contributing          | 1890-1930 |   |
|              | 182 Genesee Street | Contributing          | 1895-1920 |   |
|              | 188 Genesee Street | Contributing          | 1870-1895 |   |
|              | 194 Genesee Street | Contributing          | 1885-1902 |   |
|              | 200 Genesee Street | Contributing          | 1872-1895 |   |
|              | 206 Genesee Street | Contributing          | 1872-1902 |   |
|              | 212 Genesee Street | Contributing          | 1875-1895 |   |
|              | 226 Genesee Street | Contributing          | 1875-1895 |   |
|              | 238 Genesee Street | Contributing          | 1880-1915 |   |
|              | 246 Genesee Street | Contributing          | 1875-1895 |   |
|              | 252 Genesee Street | Contributing          | 1875-1902 |   |
|              | 260 Genesee Street | Contributing          | 1872-1902 |   |
|              | 266 Genesee Street | Contributing          | 1902-1925 |   |
|              | 272 Genesee Street | Contributing          | 1900-1920 |   |
|              | 280 Genesee Street | Contributing          | 1835-1870 | Sackett House                                   |
|              | 290 Genesee Street | Contributing          | 1885-1902 |   |
| <i>odds</i>  | 9 Genesee Street   | Contributing          | 1875-1885 | Italianate commercial w/ cast iron storefront   |

|                    |                       |                                  |   |
|--------------------|-----------------------|----------------------------------|---|
| 13 Genesee Street  | Contributing          | 1875-1885                        | Italianate commercial w/ cast iron storefront                       |
| 23 Genesee Street  | Contributing [Listed] | 1876                             | Opera Block; Italianate w/ cast iron storefront                     |
| 27 Genesee Street  | Contributing          | 1890-1925                        |   |
| 31 Genesee Street  | Contributing          | 1875-1902                        |   |
| 37 Genesee Street  | Contributing          | 1875-1902                        |   |
| 43 Genesee Street  | Contributing          | 1875-1902                        |   |
| 45 Genesee Street  | Contributing          | 1875-1902                        |   |
| 57 Genesee Street  | Contributing          | 1875-1902                        |   |
| 59 Genesee Street  | Contributing          | 1875-1900                        |   |
| 71 Genesee Street  | Contributing          | 1938                             | Park Theater  |
| 79 Genesee Street  | Contributing          | 1875-1895                        |   |
| 87 Genesee Street  | Contributing          | 1920-1945                        |   |
| 97 Genesee Street  | Contributing          | 1835-1872                        | House of early village blacksmith?                                  |
| 119 Genesee Street | Contributing          | 1880-1902                        |   |
| 121 Genesee Street | Contributing          | 1902-1925                        |   |
| 131 Genesee Street | Contributing          | 1877 church;<br>c.1895 parsonage | Central Presbyterian Church + parsonage                             |
| 143 Genesee Street | Contributing [Listed] | 1927                             | Aaron Barber Memorial Library                                       |
| 151 Genesee Street | Contributing          | 1872-1902                        |   |
| 155-157 Genesee St | Contributing          | 1860-1890                        |   |
| 163 Genesee Street | Contributing          | 1945-1971                        | Early post-war house fairly sympathetic w/<br>historic surroundings |
| 171 Genesee Street | Contributing          | 1860-1872                        |   |
| 177 Genesee Street | Contributing          | 1860-1872                        |   |
| 183 Genesee Street | Contributing          | 1860-1900                        |   |
| 187 Genesee Street | Contributing          | 1902-1925                        |   |
| 191 Genesee Street | Contributing          | 1902-1925                        |   |
| 207 Genesee Street | Contributing          | 1902-1930                        |   |
| 217 Genesee Street | Contributing          | 1910-1950                        |   |
| 229 Genesee Street | Contributing          | 1902-1930                        |   |
| 235 Genesee Street | Contributing          | 1875-1902                        |   |
| 247 Genesee Street | Contributing          | 1880-1902                        |   |
| 255 Genesee Street | Contributing [Listed] | 1902-1930                        | Claude Bragdon designed   |
| 277 Genesee Street | Contributing          | 1872-1890                        | High-style Second Empire  |

|              |                    |                  |           |   |
|--------------|--------------------|------------------|-----------|---|
|              | 285 Genesee Street | Contributing     | 1951-1971 | Early post war Colonial Revival                                       |
|              | 305 Genesee Street | Contributing     | 1855-1880 | High-style Second Empire  |
|              | 319 Genesee Street | Contributing     | 1902-1925 |   |
|              | 325 Genesee Street | Contributing     | 1902-1925 |   |
|              | 331 Genesee Street | Contributing     | 1902-1920 |   |
|              | 337 Genesee Street | Contributing     | 1890-1902 |   |
|              | 347 Genesee Street | Contributing     | 1880-1902 |   |
|              | 355 Genesee Street | Contributing     | 1902-1920 |   |
|              | 365 Genesee Street | Contributing     | 1910-1940 |   |
|              | 373 Genesee Street | Contributing     | 1902-1930 | Arched gable recess   |
|              | 381 Genesee Street | Contributing     | 1902-1940 |   |
|              | 387 Genesee Street | Contributing     | 1902-1925 |   |
|              | 393 Genesee Street | Contributing     | 1902-1930 |   |
|              | 407 Genesee Street | Contributing     | 1902-1930 |   |
|              | 415 Genesee Street | Contributing     | 1902-1925 |   |
|              | 421 Genesee Street | Contributing     | 1890-1902 | Arched cobblestone cladding to basement                               |
|              | 22 High Street     | Contributing     | 1902-1925 |   |
| <i>evens</i> | 40 E. Main Street  | Contributing     | 1902-1930 |   |
|              | 50 E. Main Street  | Contributing     | 1902-1930 | Arched gable recess   |
|              | 56 E. Main Street  | Contributing     | 1830-1860 | Dr. Nisbet House (hotel owner); late 19 <sup>th</sup> century remodel |
|              | 66 E. Main Street  | Contributing     | 1825-1855 | Significant late 1800s / early 1900s remodel                          |
|              | 74 E. Main Street  | Contributing     | 1830-1870 | Significant early 20 <sup>th</sup> century remodel                    |
|              | 86 E. Main Street  | Contributing     | 1860-1890 | Decorative wood trim  |
|              | 94 E. Main Street  | Contributing     | 1880-1902 | Higher-style, large Eastlake  |
|              | 104 E. Main Street | Contributing     | 1872-1892 |   |
|              | 118 E. Main Street | Contributing     | 1872-1900 |   |
|              | 124 E. Main Street | Contributing     | 1875-1900 |   |
|              | 132 E. Main Street | Contributing     | 1902-1930 |   |
|              | 138 E. Main Street | Contributing     | 1902-1935 |   |
|              | 142 E. Main Street | Contributing     | 1902-1925 |   |
| <i>odds</i>  | 11 E. Main Street  | Non-contributing | 1975-1995 | Gas station   |
|              | 25 E. Main Street  | Contributing     | 1872-1895 |   |

|              |                    |                       |           |  |
|--------------|--------------------|-----------------------|-----------|--|
|              | 55 E. Main Street  | Contributing [Listed] | c.1840    | Avon Inn: private house, then hotel, 1880s on  |
|              | 65 E. Main Street  | Contributing          | 1830-1865 | Commercial addition, showing village change  |
|              | 71 E. Main Street  | Non-contributing      | 1830-1865 | Clear, significant changes to historic form  |
|              | 77 E. Main Street  | Contributing          | 1902-1920 |  |
|              | 83 E. Main Street  | Contributing          | 1902-1925 |  |
|              | 89 E. Main Street  | Contributing          | 1855-1880 |  |
|              | 95 E. Main Street  | Contributing          | 1830-1865 |  |
|              | 101 E. Main Street | Contributing          | 1902-1935 | Arched gable recess  |
|              | 107 E. Main Street | Contributing          | 1840-1872 | Lacy House   |
|              | 115 E. Main Street | Contributing          | 1885-1915 |  |
|              | 125 E. Main Street | Contributing          | 1875-1900 |  |
|              | 133 E. Main Street | Contributing          | 1875-1900 |  |
|              | 139 E. Main Street | Contributing          | 1875-1900 |  |
|              | 157 E. Main Street | Contributing          | 1880-1900 | High-style Queen Anne, with modifications  |
|              | 167 E. Main Street | Contributing          | 1905-1935 |  |
|              | 173 E. Main Street | Contributing          | 1875-1900 |  |
|              | 181 E. Main Street | Contributing          | 1900-1925 |  |
|              | 189 E. Main Street | Contributing          | 1905-1935 |  |
| <i>evens</i> | 46 W. Main Street  | Contributing          | 1850-1902 |  |
|              | 52 W. Main Street  | Contributing          | 1860-1890 | Workers' quarters for Livingston Hotel?<br>Double-deck porch                                     |
|              | 58 W. Main Street  | Non-contributing      | 1850-1885 | Brick infill on storefront, modern materials   |
|              | 60 W. Main Street  | Contributing          | 1890-1920 | Double deck porch, false front   |
|              | 70 W. Main Street  | Contributing          | 1840-1872 | Cobblestone foundation; currently vacant   |
|              | 72 W. Main Street  | Contributing          | 1860-1872 | Changes, but preserves storefront continuity   |
|              | 90 W. Main Street  | Non-contributing      | 1920-1970 | Alterations; includes limousine garage   |
|              | 100 W. Main Street | Contributing          | c.1879    | Erie Railroad Depot; now houses tavern   |
|              | 110 W. Main Street | Contributing          | 1930-1951 | Site of Genesee Hotel; dissimilar form, style,<br>age to area, but shows historic change in area |
|              | 128 W. Main Street | Contributing          | 1850-1890 |  |
|              | 134 W. Main Street | Contributing          | 1860-1880 | Well-preserved Italianate; cresting intact   |
|              | 188 W. Main Street | Contributing          | 1870-1895 | Well-preserved Eastlake  |
| <i>odds</i>  | 29 W. Main Street  | Contributing          | 1872-1902 |  |
|              | 39 W. Main Street  | Contributing          | 1872-1902 | Double deck porch  |

|              |                      |                  |           |  |
|--------------|----------------------|------------------|-----------|--|
|              | 47-49 W. Main Street | Contributing     | 1872-1895 |  |
|              | 51 W. Main Street    | Contributing     | 1872-1902 |  |
|              | 57 W. Main Street    | Contributing     | 1872-1900 |  |
|              | 67 W. Main Street    | Contributing     | 1872-1902 | Home / studio of John Lyth, painter of local note; some integrity loss, but preserves continuity on Main St. and retains unusual historic form |
|              | 75 W. Main Street    | Contributing     | 1872-1902 | Double deck porch  |
|              | 81 W. Main Street    | Contributing     | 1850-1880 | Piecemeal construction illustrates area change   |
|              | 99 W. Main Street    | Contributing     | 1875-1900 | Whitmore mill, now King Cole Bean Co; piecemeal construction shows area change   |
|              | 105 W. Main Street   | Non-contributing | 1960-1995 |  |
|              | 111 W. Main Street   | Contributing     | 1880-1902 |  |
|              | 113 W. Main Street   | Contributing     | 1875-1900 |  |
|              | 117 W. Main Street   | Contributing     | 1855-1880 | Moved from original location nearby?   |
|              | 139 W. Main Street   | Contributing     | 1905-1930 | Rare historic multi-unit property in village   |
|              | 145 W. Main Street   | Contributing     | 1840-1860 |  |
|              | 149 W. Main Street   | Contributing     | 1905-1930 |  |
|              | 157 W. Main Street   | Contributing     | 1845-1870 |  |
|              | 163 W. Main Street   | Contributing     | 1905-1940 | Commercial scale masonry garage outbuilding  |
|              | 169 W. Main Street   | Contributing     | 1880-1902 |  |
|              | 175 W. Main Street   | Contributing     | 1905-1935 |  |
|              | 189 W. Main Street   | Contributing     | 1852-1872 |  |
| <i>evens</i> | 19 North Street      | Contributing     | 1902-1930 | Gambrel roof, rare in village  |
|              | 24 North Street      | Contributing     | 1902-1925 |  |
|              | 32 North Street      | Contributing     | 1915-1940 |  |
| <i>odds</i>  | 33 North Street      | Contributing     | 1905-1935 | Episcopal Church parsonage   |
| <i>evens</i> | 10 Oak Street        | Contributing     | 1885-1902 |  |
|              | 16 Oak Street        | Contributing     | 1890-1920 |  |
|              | 22 Oak Street        | Contributing     | 1895-1925 |  |
|              | 30 Oak Street        | Contributing     | 1880-1902 |  |
|              | 36 Oak Street        | Contributing     | 1890-1930 |  |
|              | 44 Oak Street        | Contributing     | 1902-1930 |  |
|              | 62 Oak Street        | Contributing     | 1872-1895 |  |
| <i>odds</i>  | 19 Oak Street        | Contributing     | 1872-1900 |  |
|              | 25 Oak Street        | Contributing     | 1872-1900 |  |

|              |                     |                  |   |  |
|--------------|---------------------|------------------|---|--|
|              | 33 Oak Street       | Contributing     | 1872-1885   |  |
|              | 41 Oak Street       | Contributing     | 1872-1900   |  |
|              | 51 Oak Street       | Contributing     | 1880-1902   |  |
|              | 61 Oak Street       | Contributing     | 1872-1900   | Well-preserved gable latticing   |
| <i>evens</i> | 10 Park Place       | Contributing     | 1915  | Zion Episcopal Church  |
|              | 80 Park Place       | Contributing     | c.1870 house, 1946 commercial add.                                  | Kurtz-Hodge Implement Co. – Eastlake house w/ concrete block commercial addition   |
| <i>odds</i>  | 1 Park Place        | Contributing     | Early 1800s   | Circle Park – includes 1877 Soldiers’ memorial, 1904 WCTU drinking foundation  |
|              | 19 Park Place       | Non-contributing | 1965-1990   | Extensive remodel of earlier structure?  |
|              | 49 Park Place       | Contributing     | 1840-1870   | Changes, but helps enclose historic park   |
|              | 61 Park Place       | Contributing     | 1872-1895   | Mansard roof, though non-historic cladding   |
|              | 71 Park Place       | Contributing     | 1885-1915   |  |
| <i>evens</i> | 80 Prospect Street  | Contributing     | 1945-1970   | Post office; gabled roof added recently  |
|              | 84 Prospect Street  | Contributing     | 1940-1970   | Early Rochester Telephone Co. bldg., w/ cast stone insignia  |
|              | 120 Prospect Street | Contributing     | 1825-1850 rectory, 1870 church, 1908+1960s school 1910-1940 convent | St. Agnes Catholic Church complex, w/ Greek Revival rectory, Gothic Revival church, adjacent 1908 and 1960s school bldgs., and convent |
|              | 138 Prospect Street | Non-contributing | 1850-1890   | Significantly altered early house  |
|              | 144 Prospect Street | Non-contributing | 1830-1870   | Significantly altered early house  |
| <i>odds</i>  | 53 Prospect Street  | Non-contributing | 1860-1890   | Significantly altered historic house   |
|              | 65 Prospect Street  | Contributing     | 1872-1902   | Originally Livingston Hotel’s bathhouse  |
|              | 77 Prospect Street  | Non-contributing | 1872-1902   | Significantly altered historic house   |
|              | 91 Prospect Street  | Contributing     | 1875-1902   |  |
|              | 101 Prospect Street | Contributing     | 1872-1902   |  |
|              | 107 Prospect Street | Contributing     | 1872-1902   |  |
|              | 123 Prospect Street | Contributing     | 1860-1872   | Well-preserved Italianate w/ tower, brackets   |
|              | 127 Prospect Street | Contributing     | 1860-1890   |  |
|              | 24 Rochester Street | Contributing     | 1870-1920   |  |
|              | 28 Rochester Street | Contributing     | 1902-1930   | Narrowness shows desirability of location near depot   |
|              | 34 Rochester Street | Contributing     | 1880-1915   | Large scale / frontage suggests originally inn   |
|              | 38 Rochester Street | Contributing     | 1870-1910   | Large scale / frontage suggests originally inn   |
|              | 50 Rochester Street | Contributing     | 1860-1890   | Large scale / frontage suggests originally inn   |

|              |                     |                  |                          |  |
|--------------|---------------------|------------------|--------------------------|--|
|              | 52-54 Rochester St  | Contributing     | 1890-1920                | Large scale / frontage suggests originally inn   |
|              | 58 Rochester Street | Contributing     | 1895-1920                | Concrete block foundation  |
|              | 64 Rochester Street | Contributing     | 1855-1872                | Changes, but continues dense frontage  |
|              | 66-68 Rochester St  | Contributing     | 1855-1872                | Double deck porch  |
| <i>evens</i> | 40 Spring Street    | Contributing     | 1910-1950                | Large property with equestrian enclosures  |
| <i>odds</i>  | 15 Spring Street    | Non-contributing | 1945-1971                | Newer construction, dissimilar from adjacent historic structures in massing, form, style |
|              | 25 Spring Street    | Contributing     | 1880-1902                |  |
|              | 33 Spring Street    | Contributing     | 1902-1925                |  |
|              | 47 Spring Street    | Contributing     | 1850-1872                |  |
| <i>evens</i> | 36 Temple Street    | Contributing     | 1907-1920                | On site of old school, closed c.1907   |
|              | 40 Temple Street    | Contributing     | 1907-1920                | On site of old school, closed c.1907   |
|              | 44 Temple Street    | Contributing     | 1907-1925                | On site of old school, closed c.1907   |
|              | 50 Temple Street    | Contributing     | 1902-1950                |  |
|              | 54-56 Temple Street | Contributing     | 1872-1902                |  |
|              | 60 Temple Street    | Contributing     | 1835-1865                | Some integrity loss, but retains historic form   |
|              | 70 Temple Street    | Non-contributing | 1960-1971                |  |
|              | 78 Temple Street    | Contributing     | 1872-1902                |  |
|              | 84 Temple Street    | Contributing     | 1895-1925                |  |
|              | 90 Temple Street    | Contributing     | 1880-1902                |  |
|              | 106 Temple Street   | Contributing     | 1835-1855                | Former school  |
|              | 114 Temple Street   | Contributing     | 1900-1940                |  |
|              | 124 Temple Street   | Contributing     | 1900-1920                | Cobblestone foundation   |
|              | 142 Temple Street   | Contributing     | 1845-1872                | Changes, but general historic character intact   |
|              | 150 Temple Street   | Contributing     | 1845-1872                |  |
|              | 158 Temple Street   | Contributing     | 1835-1865                |  |
|              | 170 Temple Street   | Contributing     | 1872-1900                |  |
| <i>odds</i>  | 23 Temple Street    | Contributing     | 1880-1902                |  |
|              | 29 Temple Street    | Contributing     | 1875-1900                |  |
|              | 33 Temple Street    | Contributing     | 1890-1915                |  |
|              | 35 Temple Street    | Contributing     | 1872-1902                |  |
|              | 41 Temple Street    | Contributing     | 1855-1872                |  |
|              | 47 Temple Street    | Contributing     | 1850-1890                |  |
|              | 55 Temple Street    | Contributing     | 1834, w/ c.1900 remodel? | former Episcopal church parsonage  |

|              |                     |                  |           |   |
|--------------|---------------------|------------------|-----------|---|
|              | 73 Temple Street    | Contributing     | 1880-1902 |   |
|              | 77 Temple Street    | Contributing     | 1885-1920 |   |
|              | 121 Temple Street   | Contributing     | 1902-1930 |   |
|              | 127 Temple Street   | Contributing     | 1902-1930 |   |
|              | 131 Temple Street   | Non-contributing | 1945-1971 | Unusually long frontage, dissimilar from neighboring properties in district             |
|              | 145 Temple Street   | Contributing     | 1890-1935 |   |
|              | 185 Temple Street   | Non-contributing | 1955-1990 |   |
|              | 187 Temple Street   | Contributing     | 1902-1925 |   |
|              | 191 Temple Street   | Contributing     | 1905-1935 | Concrete block porch piers  |
|              | 197 Temple Street   | Contributing     | 1905-1935 | Concrete block porch piers  |
| <i>evens</i> | 16 Wadsworth Ave    | Contributing     | 1875-1902 |   |
|              | 22 Wadsworth Ave    | Contributing     | 1880-1910 |   |
|              | 28 Wadsworth Ave    | Contributing     | 1880-1910 |   |
|              | 32 Wadsworth Ave    | Contributing     | 1880-1910 | Significant changes, but form and setback consistent w/ surrounding historic properties |
|              | 36 Wadsworth Ave    | Contributing     | 1860-1872 |   |
|              | 42 Wadsworth Ave    | Contributing     | 1880-1910 |   |
|              | 48 Wadsworth Ave    | Non-contributing | 1902-1940 |   |
|              | 58 Wadsworth Ave    | Contributing     | 1875-1910 |   |
|              | 64 Wadsworth Ave    | Contributing     | 1880-1915 |   |
|              | 70 Wadsworth Ave    | Contributing     | 1885-1920 |   |
| <i>odds</i>  | 9 Wadsworth Ave     | Contributing     | 1905-1925 |   |
|              | 15 Wadsworth Ave    | Contributing     | 1872-1895 |   |
|              | 21 Wadsworth Ave    | Contributing     | 1890-1904 |   |
|              | 25 Wadsworth Ave    | Contributing     | 1895-1920 |   |
|              | 31 Wadsworth Ave    | Contributing     | 1905-1925 | Site of Avon Cure / Sanitarium hotel to 1904  |
|              | 35 Wadsworth Ave    | Contributing     | 1905-1925 | Site of Avon Cure / Sanitarium hotel to 1904  |
|              | 39 Wadsworth Ave    | Contributing     | 1905-1925 | Site of Avon Cure / Sanitarium hotel to 1904  |
|              | 43-45 Wadsworth Ave | Contributing     | 1905-1925 | Site of Avon Cure / Sanitarium hotel to 1904  |
|              | 51 Wadsworth Ave    | Contributing     | 1905-1925 | Site of Avon Cure / Sanitarium hotel to 1904  |
|              | 53 Wadsworth Ave    | Contributing     | 1905-1925 | Site of Avon Cure / Sanitarium hotel to 1904  |
|              | 59 Wadsworth Ave    | Contributing     | 1905-1930 | Arched gable recess   |

*Other Properties of Preservation Interest*

| <b>Address / Property Name</b><br><i>(USN as applicable)</i> | <b>Approx. Construction Date</b> | <b>Current Use / Comments</b>   |
|--|----------------------------------|---|
| 200 High Street / Reed House                                 | 1850-1860                        | Beyond care for the property itself, preservation of agricultural land around this property will help maintain its historic character / landscape function  |
| 300 E. Main Street / Charlton Estate                         | 1894                             | Beyond care for the property itself, preservation of agricultural land around this property will help maintain its historic character / landscape function  |
| Avon Driving Park (USN: 05143.000061)                        | 1836                             | Now a public park, this historic site has unique potential to educate the public about the Village's history, w/ historically sensitive development and programming of the property   |
| 184 Spring Street / Avon Knitting Co.                        | 1922                             | Knitting operation folded in 1931; replacement windows, but distinctive.  |
| 140 Spring Street / Kraft Heinz                              | 1905 N.;<br>1950-1970 S.         | N side of property was former Cleveland Seed Co. / Snider Packing / Birdseye Foods complex, an early manifestation of Avon's still-strong agricultural processing industry; its preservation on the landscape uniquely connects past and present in the Village, even if non-historic additions and alterations compromise historic integrity |