SOUTH WEDGE
HISTORIC RESOURCES SURVEY

ROCHESTER, NEW YORK

Prepared for
The South Wedge Planning Committee
March 1, 2012

by
Bero Architecture PLLC
32 Winthrop Street
Rochester, NY 14607

This project is funded by
The Rochester Area Community Foundation
and
Preserve New York, a grant program of the Preservation League of New York State and the New York State Council on the Arts
# Table of Contents

I. Introduction ........................................................................................................... 5

II. Methodology ......................................................................................................... 6

III. Historical Overview .......................................................................................... 7
    Before the Erie Canal, to 1820 ........................................................................... 7
    Erie Canal Era, 1820s-1840s ........................................................................... 8
    Nursery Industry, 1840s-60s .......................................................................... 9
    Steady Growth, 1860s-1900s .......................................................................... 10
    Twentieth-Century Stability, Decline and Revival, 1900-2000 ......................... 11

IV. Existing Conditions and Architectural Overview ........................................... 15
    Introduction .......................................................................................................... 15
    Selection Criteria ..................................................................................................... 15
    Building Types ........................................................................................................ 16
    Architectural Styles ............................................................................................... 21

V. Proposed South Wedge Historic District ......................................................... 37
    Description of the District .................................................................................... 37
    Significance ............................................................................................................. 37
    Period of Significance ........................................................................................... 38
    Boundary ................................................................................................................ 38
    Preliminary List of Contributing and Noncontributing Properties .................. 39

VI. Recommendations ............................................................................................... 47

VII. Selected Bibliography ....................................................................................... 51

VIII. Annotated List of Potentially Significant Historic Resources ....................... 53

IX. Historic Resources Map .................................................................................... 77
I. Introduction

This survey of historic resources in the South Wedge was commissioned by the South Wedge Planning Committee in 2011. Funding for the project was provided by the Community Foundation and by Preserve New York, a grant program of the Preservation League of New York State and the New York State Council on the Arts.

The South Wedge, defined for the purposes of this survey as the area bounded by Mount Hope Avenue, South Clinton Avenue, Gregory Street, South Avenue, and Linden Street, has been the subject of several previous surveys, each of which has produced different recommendations regarding National Register eligibility. Meanwhile, conditions in the neighborhood have changed dramatically since the first comprehensive study, in 1977, when vacancy and deterioration were significant concerns.

Changes in the neighborhood since the 1970s have been predominantly positive. Recent assessment data show the South Wedge is the city neighborhood with the fastest-rising property values. Ongoing physical improvements reflect strong real estate conditions, and are generally positive for the historic character of the neighborhood. For example, some owners have removed artificial siding and repainted original clapboard; some have restored porches that were enclosed or otherwise inappropriately altered. Vacant houses are virtually nonexistent, and few buildings have been demolished. The commercial corridor along South Avenue is vibrant, having developed its own identity as the home of small local businesses such as restaurants, clothing boutiques, and specialty shops. Changes have been so dramatic that past historic resource surveys, even the 2000 citywide survey update, are outdated.

In addition to updating existing information to reflect changed conditions, a primary reason for conducting the survey was to encourage property rehabilitation by increasing the number of property owners eligible to take advantage of rehabilitation tax credits. In 2009, New York State implemented new tax credits to offset the costs of appropriate rehabilitation work. The credits are available to owners of National Register-listed commercial and residential properties in qualifying census tracts (tracts in which the median income is less than $67,040; all of the South Wedge qualifies using 2010 census data). Linden Street is a good example; homeowners on that street, listed in the National Register as a historic district in 2009, have taken advantage of the tax credits. If additional properties in the South Wedge are listed, they too will be eligible for these credits.

---

1 Although part of the South Wedge, Linden Street was not included in this survey because a National Register nomination for the entire street was completed in 2009.
3 For income-producing properties, the state credit works in tandem with the 20% federal rehabilitation tax credit.
II. Methodology

This survey evaluated all properties within the boundaries described above. Visual evaluations were based on each property’s architectural significance and integrity, defined by the National Register as “the ability of a property to convey its significance.” The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. Properties that are highly intact with few alterations are considered to have a high level of integrity; those exhibiting alterations such as installation of artificial siding, alterations to window openings and/or replacement windows, or enclosure of open porches, are considered to have diminished integrity. In addition, primary and secondary research identified properties possessing historic significance, such as properties associated with significant events or individuals.

Field work and research data were combined to assign a color-coded ranking to each property, following the color system used by the State Historic Preservation Office:

- **Purple:** NR listed.
- **Orange:** Locally designated (City of Rochester).
- **Red:** An intact building of special visual merit or historic importance. *(Individually NR eligible because of architectural and/or historic significance.)*
- **Green:** Has architectural significance as part of a grouping of buildings. *(Contributing building if in a district context.)*
- **Yellow:** Architectural significance has been diminished by loss of detail and use of detracting materials. *(Diminished integrity but contributing if in a district context.)*
- **Blue:** Lacks architectural distinction and is incompatible with the visual character of the streetscape. *(Not NR eligible and not likely to ever achieve eligibility.)*
- **Brown:** Modern building that is compatible in scale and materials with the historic environment. *(Not eligible due to age only.)*

These colors were then mapped on a city tax map to indicate the distribution of properties throughout the district. (See Section IX.) District boundaries were drawn to encompass the area with the greatest concentration of properties ranked “red” and “green,” and with visual and historic continuity. The Annotated Property List provides information about the highest-rated properties.
III. Historical Overview

The South Wedge is a geographically distinct area that developed as a working- and middle-class enclave over a period spanning most of the nineteenth century. Close to downtown and bordered by two significant waterways, the neighborhood grew in tandem with Rochester's burgeoning industries. Today the neighborhood retains a significant collection of primarily vernacular architecture, representing interpretations of all popular nineteenth-century styles, as well as a smaller number of high-style residential, commercial, and religious buildings.

Development of the South Wedge began in the 1830s and was largely completed by 1900, an evolution reflected in the variety of architectural styles seen in the neighborhood. The neighborhood was defined primarily by major transportation routes: the Erie Canal, the Genesee River, and the roads that became Mt. Hope Avenue, South Avenue, and South Clinton Avenue, radiating out from downtown. Later in the nineteenth century, Mount Hope Botanical and Pomological Gardens, run by George Ellwanger and Patrick Barry, shaped the development of streets and drew residents to the area, both when nursery operations were underway and when the company converted former nursery grounds to residential subdivisions. Twentieth-century trends included a period of population loss and disinvestment, followed by active revitalization efforts and a visible renewal of investment.

Before the Erie Canal, to 1820

The area that is now the City of Rochester was the site of Native American trails and seasonal encampments. A trail used by the Native Americans is believed to have run north-south between the Pinnacle Hills and the current location of downtown, running between and roughly parallel to the current Mount Hope and South avenues.4

Beginning in the 1790s, European settlers in the region established small settlements along the Genesee River, hoping to take advantage of the trade route being developed along the river. Hamlets including King’s Landing, Charlotte, Rochesterville, and Frankfort developed around the Genesee River’s rapids and falls, which interrupted the flow of goods along the Genesee River and required shipments to be routed onto land. The falls also provided waterpower for grain and lumber mills. Gradually the village of Rochesterville emerged as the dominant settlement, annexing neighboring settlements. Rochesterville was chartered as a village in 1817; the village did not include the area now known as the South Wedge, which remained undeveloped.5

Erie Canal Era, 1820s-1840s

Rochesterville experienced dramatic transformation due to construction of the Erie Canal, which was completed in 1825. This waterway turned the small settlement into the nation’s first “boothtown,” a significant point on the new fast, reliable transportation route between the midwest and the East Coast. Rochester was chartered as a city in 1834, by which time the South Wedge had been fully annexed.

The South Wedge occupies a triangular area formed by the Canal, on the east (in the present location of I-490), and the Genesee River, to the west. A feeder canal providing water from the river to the canal ran parallel to the river, west of what is now Mt. Hope Avenue. The neighborhood was further defined by three primary north-south roads that developed to connect downtown Rochester to points south: Mount Hope Avenue (originally South St. Paul Street), parallel to the river, South Avenue (originally River Street), bisecting the Wedge, and South Clinton Avenue (originally Cayuga, then Pinnacle Avenue), parallel to the canal. These thoroughfares provided routes from southern farmlands to developing markets and shipping facilities in Rochester.

In 1819, Irish laborers working on canal construction established camps alongside their worksites near the northern tip of what is now the South Wedge. Permanent settlement began in earnest in the 1830s, when laborers, merchants, and artisans who wished to live close to the canal where jobs were plentiful moved to this convenient area. In addition to the three main north-south streets, settlement spread along new east-west cross streets developed in the 1830s: Comfort, Alexander, Jefferson (now Hamilton), Munger (now Averill), Hickory, Gregory, and Sanford streets were all laid out in the 1830s. Properties were developed singly or in small clusters, a pattern that continued throughout the nineteenth century and resulted in stylistically diverse rather than homogeneous streetscapes.

New residents built modest working-class cottages, which typically displayed vernacular interpretations of the popular Greek Revival style. While exact construction dates are difficult to determine, some early houses in the neighborhood with Greek Revival characteristics that may date to the 1830s–40s are the houses at 23, 25-27, and 46 Alexander Street; 127, 128, and 194 Averill Avenue; and 135 Hamilton Street. The house at 223 Gregory Street is known through tax records to have been built before 1828 and may be the oldest surviving house in the neighborhood (its exterior character is currently compromised by twentieth-century alterations). Despite alterations, these houses continue to exhibit the scale and stylistic features common to the neighborhood’s earliest domestic architecture.

The Canal also brought industry and commerce to the South Wedge, as it did to the city in general. Industrial facilities clustered at the periphery of the neighborhood, close to the river and canal; in the early- to mid-nineteenth century these included lumber yards, a

---

boatbuilding basin, and warehouses. The only surviving building associated with early Canal industry in the vicinity is the "Old Stone Warehouse" at One Mount Hope, built in 1821-22 (listed in the National Register in 1973).

In 1838, local authorities determined that for public health reasons, the municipal cemetery should be moved from downtown to a more remote location. A picturesque site on South St. Paul Street was chosen and dedicated as Mount Hope Cemetery. The road was subsequently renamed Mount Hope, and became a more heavily traveled thoroughfare providing access to the cemetery.

**Nursery Industry, 1840s-60s**

Beginning in the 1840s, Rochester's burgeoning nursery industry played a significant role in the development of the South Wedge. Rochester's moderate climate, fertile soil, and excellent access to low-cost shipping via the Erie Canal made it an ideal location for the horticulture business. In 1840, George Ellwanger and Patrick Barry established the Mount Hope Botanical and Pomological Gardens, more commonly known as Mount Hope Nurseries or the Ellwanger & Barry Nursery, on a seven-acre site on the east side of Mount Hope Avenue opposite the cemetery. The business became world renowned for variety, accuracy, and quality of their nursery stock, with a specialization in fruit trees, and by 1871 grew to 650 acres.

Ellwanger & Barry Nursery profoundly affected the growth and character of the South Wedge. Nursery grounds formed the distinct south boundary of the neighborhood, just beyond present-day Linden Street. To accommodate employees who wished to live near the nursery, the company subdivided some of its property to build housing for workers, starting with Cypress Street and a portion of Mount Hope Avenue in the 1850s. The price proved too high for most employees, and most of the 118 houses ultimately developed by the company on Cypress and Linden Streets, Mount Hope Avenue, and Oakland Park (outside the present study area) from the 1850s to the 1900s were instead rented to employees before finally being sold.  

Surviving buildings that best represent this period in the neighborhood's history are the many houses dating to the middle of the century; examples from the mid-19th century are particularly prevalent in the north end of the neighborhood and on Cypress Street, where the Ellwanger & Barry Realty Company was active in this period. Because this was a working-class neighborhood, many of the houses are examples of vernacular interpretations of the popular styles of the era. Some examples are the houses at 107, 125, 156, and 187 Cypress Street, 233 Gregory Street, 43 Averill Avenue, 91 Hamilton Street, 143 Sanford Street, and 3 Van Street, all of which appear to date to the 1850s.

---

At least two commercial buildings in the South Wedge appear to date to the mid-nineteenth century: the building at 491 South Avenue, on the northwest corner of South Avenue and Alexander Street, and the building at 131 Gregory Street. For the most part, however, commercial buildings seen along Mt. Hope, South Avenue, and South Clinton today date to the later-nineteenth through the mid-twentieth century.

Likewise, although the neighborhood was growing rapidly in the mid-nineteenth century, most institutions in the neighborhood had their origins later in the century. A public school was built on Hickory Street in 1842, and replaced in 1853. The short-lived South Saint Paul Street Congregational Church was constructed in 1847 but also does not survive.

**Steady Growth, 1860s-1900s**

The advent of public transportation and continued growth of the city contributed to a period of steady residential growth in the South Wedge in the late nineteenth century. The city’s first horsecar line was established in 1863, running along Main and Exchange streets south to cross the Clarissa Street bridge (current location of the Ford Street Bridge) and continuing south on Mt. Hope Avenue to the cemetery.\(^8\) While that service lasted only a few years, horsecar service was re-established in 1868, running until 1892 when it was replaced by the electric streetcar.

A comparison of the 1851 *Plan of the City of Rochester, New York* and 1875 *City Atlas of Rochester, New York* shows dramatic changes in the neighborhood in just over two decades. In 1851, the most densely built-up streets in the neighborhood were Alexander, Jefferson (now Hamilton), South, and Cayuga (now South Clinton), with a few scattered houses on other streets. Cypress Street was indicated but no development was shown; Linden Street did not appear at all. Institutions in the neighborhood were School No. 13, on Hickory Street midway between Ashland and South Avenue, and St. Paul’s Congregational Church, on the southeast corner of Jefferson (now Hamilton) Street and South Avenue.

By 1875, nearly every lot in the neighborhood from Gregory Street north was occupied by a building or, in some cases, two buildings. Streets to the south were mostly subdivided and partly built out, except for Linden Street, the south side of which remained part of the Ellwanger & Barry nursery grounds until 1900.

During this period, Rochester’s early industries diversified, with clothing and related industries playing an increasingly important role. The Rochester Knitting Works moved to a newly built factory on South Clinton Avenue (now the headquarters of the Association for the Blind and Visually Impaired). The South Wedge’s role as a transportation hub intensified, with the Lehigh Valley Railroad constructing a major

---

\(^8\) Canfield, p. 16.
freight and coal storage facility and roundhouse between the feeder and the river in the 1890s.

Rochester’s citizens played a prominent role in social movements that defined the nineteenth century, with Frederick Douglass and Susan B. Anthony the most famous on a national scale. Frederick Douglass’s primary Rochester residences were just outside the South Wedge, first at 297 Alexander Street and then on South Avenue in what is now Highland Park; neither house survives. In 1855, Douglass purchased the house at 269-271 Hamilton Street; except for a period from 1872 to 1877, during which his daughter and her husband owned the house, he retained ownership until his death in 1895. Douglass moved to Washington, D.C. in 1872, but occasionally boarded in the Hamilton Street house, and continued to list the property as his primary address, likely so he could vote in federal elections.

Also notable, and more intimately connected to the South Wedge, was Dr. Algernon Crapsey, rector at St. Andrew’s Church on Averill Avenue from 1879-1906. Under Dr. Crapsey’s leadership, the congregation established social outreach programs including the city’s first kindergarten teacher training program, and made St. Andrew’s the first “free” church in the city (“free” churches eliminated traditional pew-rental fees). Dr. Crapsey’s increasingly fiery and controversial sermons finally incurred the disapproval of denominational leaders, who had him charged with and eventually convicted of heresy in 1906, and expelled from his post at St. Andrew’s.9

The period between the end of the Civil War and the turn of the twentieth century is well represented in the South Wedge’s building stock, reflecting the growth of the neighborhood in this era. Houses, commercial buildings, religious buildings, and educational buildings from the period display typical stylistic features, generally in vernacular interpretations. Industrial resources from the period are under-represented; these were concentrated between Mt. Hope Avenue and the river, an area subsequently cleared and redeveloped in the mid-twentieth century.

Twentieth-Century Stability, Decline and Revival, 1900-2000

By the turn of the twentieth century, the South Wedge was almost entirely built out. With the exception of the south side of Linden Street, part of which had yet to be subdivided, virtually no residential building lots remained undeveloped. The three north-south avenues retained a mix of residential and commercial development, with industrial development concentrated along the river and canal at the north end of the Wedge.

The first decades of the twentieth century saw the departure of two entities that had played defining roles in the development of the South Wedge: the Erie Canal and the Ellwanger & Barry nursery.

9 National Register Nomination, St. Andrew’s Episcopal Church; and Carolyn Swanton, “Dr. Algernon S. Crapsey: Religious Reformer,” Rochester History XLII, No. 1 (January 1980).
The Erie Canal, which defined the east boundary of the South Wedge, was rerouted in 1918 to create the wider Barge Canal, which bypassed the central city. From 1927 until 1956, a subway operated in the former canal bed, which became a vehicular expressway after closure of the subway. This right-of-way has remained a sharp boundary dividing the South Wedge from the neighboring Pearl-Meigs-Monroe and Wadsworth Square neighborhoods.

Another transformative event was closure of the Ellwanger & Barry nursery. The company had been slicing off segments of its nursery grounds for residential development since the 1850s; the nursery’s complete closure in 1918 opened the remainder of the company’s property to development.

Like other urban neighborhoods in Rochester and elsewhere, the South Wedge lost middle-class residents in the post-World War II era, as families moved to newer, more spacious suburban dwellings. By the 1960s and 1970s, the results of this outmigration were evident in the form of abandoned and neglected housing stock, vacant and underutilized commercial buildings, and depressed property values. These conditions in the South Wedge were documented in property surveys conducted by the South Wedge Planning Committee and the Landmark Society in the 1970s and early 1980s.

Two substantial publicly funded housing projects in the 1970s provided housing units intended for low-income residents: Southview Towers, constructed in 1972 at 500 South Avenue, and River Park Commons, a massive redevelopment of the riverfront from the Ford Street Bridge north to Alexander Street. Southview Towers, which received a “green” (contributing) rating in the Landmark Society’s 1979 survey despite being less than 10 years old, survives today without major alterations, and is a typical example of multifamily, publicly supported highrise housing of the era, although its high-rise scale contrasts with the two- to three-story surrounding buildings that characterize the South Wedge. River Park Commons, a more innovative design, was widely criticized for obstructing views of and access to the waterfront and for its architectural character, consisting of identical lowrise, townhouse-style modern buildings in a linear arrangement and a tower at its north end.  

By the early 1980s, City newspaper was proclaiming a “great urban turnaround,” visible on Averill Avenue, Gregory Street, Hickory Street, and Hamilton Street, where new owners and investors were rehabilitating dozens of houses, taking advantage of programs such as the City of Rochester’s urban homesteading lottery, as well as other governmental incentives and bank loan programs that encouraged rehabilitation. Developers tackled some of the neighborhood’s most challenging buildings in the 1980s, adapting such architectural icons as the Old Stone Warehouse, the Second Empire-style townhouses at 477-483 South Avenue, the unusual three-story apartment building at 540 South Avenue, and the former school buildings at 1 Gregory Park and 336 Averill Avenue to new uses.

\[10\] The lowrise buildings were demolished in 2009; the tower was retained and refaced (renamed “The Hamilton”). As of 2012, new mixed-income townhouses known as Erie Harbor are nearing completion, replacing the demolished buildings on approximately the same footprints.
Today, the South Wedge is one of the city’s most vibrant and diverse neighborhoods, featuring an eclectic commercial corridor and stable residential streets. The majority of the building stock inventoried in previous surveys is intact; recent rehabilitation work has expanded the size of the district eligible for National Register listing. Infill construction, notably the mixed-use building at 561 South Avenue, provides additional evidence of the neighborhood’s strength and ability to draw tenants.
IV. Existing Conditions and Architectural Overview

Introduction

The Existing Conditions section describes the distribution of property types and styles in the South Wedge.

In keeping with the neighborhood’s historically working-class / middle-class demographics, architecture in the South Wedge predominantly reflects vernacular interpretations of popular architectural styles rather than “high-style” or pure examples, with most buildings constructed by builders rather than architects, often with the help of pattern books. There are also some high-style examples, particularly representing the Italianate and Queen Anne styles, and some architect-designed buildings as described in the Annotated Property List.

Few buildings in the South Wedge retain complete period integrity. Houses have in many cases been altered by installation of substitute siding and/or modern replacement windows, although the removal of siding and restoration of clapboard is a noticeable recent trend in the neighborhood. Some residences have been modified to the extent that their original date and style can no longer be determined from their exterior appearance. The neighborhood’s commercial buildings have also experienced modifications but in most cases their age and architectural style are still readily apparent.

Selection Criteria

Properties were analyzed based on criteria established by the National Register of Historic Places. Properties that meet the criteria for individual listing are identified as Individually Eligible on the Annotated List of Historic Resources. National Register criteria state that in order for a property to be eligible for National Register listing it must possess integrity of location, design, setting, materials, workmanship, feeling, or association and:

A. Be associated with events that have made a significant contribution to the broad patterns of our history; or

B. Be associated with the lives of significant persons in or past; or

C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded, or may be likely to yield, information important in history or prehistory.
Actual determinations of eligibility are made by the National Register Unit staff of the New York State Office of Parks, Recreation, and Historic Preservation (NYOPRHP).

The following is an overview, by building type and architectural style, of buildings encountered in the survey.

**Building Types**

**RESIDENTIAL**

The majority of buildings surveyed are residential. Most houses in the neighborhood date from the 1840s-1880s, with very few built before or after that date range. In general, the neighborhood developed from north to south, although this represents a general progression rather than a strict rule; because properties were usually developed singly or in small clusters, rather than as large subdivisions, it is common to find a heterogeneous mix of styles spanning the nineteenth century on the same street.

Most houses are modest in size and architectural character; many were built as doubles or converted to multifamily use not long after construction. A number of lots contain two houses, a pattern established by property owners seeking to accommodate extended families or supplement their income by renting out a second dwelling.

Multifamily housing containing more than two units was built primarily along the neighborhood’s main commercial corridors. An unusual example is the row of Second Empire-style townhouses at 477-483 South Avenue. Townhouses are a rare building type in Rochester and other upstate New York cities; this is one of just a handful of examples in the city. More common were small-scale apartment buildings; an architecturally significant example is the building at 540 South Avenue, constructed as a three-family apartment house.

**COMMERCIAL**

Commercial buildings in the South Wedge are concentrated along the three north-south routes that have defined the Wedge since its earliest days: Mount Hope, South, and South Clinton avenues.

South Avenue is the most intact commercial corridor, with strong concentrations of historic buildings around the intersection of South Avenue and Gregory Street, and between Hamilton and Comfort streets. Notable early examples of commercial buildings on South Avenue include the buildings at 400 and 402-406 South Avenue, 489 South Avenue, 491 South Avenue (likely the oldest commercial building on the street), 638 South Avenue, 649-653 South Avenue, 674 South Avenue, 681 South Avenue, 696 South Avenue, 746 South Avenue, 785 South Avenue, and 789 South Avenue. A well-preserved example of a typical, modest nineteenth-century commercial building is found at 602 South Avenue. Demolition has left some gaps, and large-scale
development, for example in the block between Averill and Hamilton streets, interrupts the historic streetscape; however, as a whole, the corridor retains a high degree of historic character and a traditional pedestrian-oriented streetscape. Recent redevelopment at 561 South Avenue demonstrates sensitivity to historic character that can be a model for future infill construction.

While South Avenue retains a strong collection of historic commercial resources, both Mt. Hope Avenue and South Clinton Avenue became high-volume thoroughfares in the twentieth century; historic buildings on these streets survive in isolation or in small clusters, such as the grouping at 46, 48, and 50 Mt. Hope Avenue. The building at 561 South Clinton Avenue stands out as the most significant historic commercial building on this section of South Clinton Avenue.

While the side streets running east-west are almost exclusively residential, there are notable commercial buildings on Gregory Street. A significant residential/commercial cluster exists just west of the intersection with Ashland Street, including an interesting pair of mixed-use commercial and residential properties at 131 and 133-37 Gregory Street. The building at 131 Gregory Street may be the oldest commercial building in the neighborhood. In addition to this grouping at Ashland Street, there are a few commercial buildings on Gregory Street east of South Avenue. The building at 395 Gregory Street, a former grocery store with upper-floor apartments, is the most prominent; the building at 381 Gregory Street is a more modest example.

An interesting subset of commercial resources in the South Wedge represents early-twentieth-century auto-oriented development. Gas stations and repair shops began to appear in the neighborhood in the 1910s; surviving examples are 290 Mt. Hope Avenue, 348 Mt. Hope Avenue, and 751 South Avenue, with 290 Mt. Hope the most intact representative of this subtype.

INDUSTRIAL

Historically, industrial development in the South Wedge was concentrated at the edges of the neighborhood, along the Erie Canal and Genesee River. Riverside industrial development has been completely demolished and replaced with housing and some commercial development. The best surviving examples of former industrial sites in and adjacent to the survey area are the Old Stone Warehouse (not included in the present inventory because it is already listed in the National Register) at One Mt. Hope Avenue, and the former Rochester Knitting Works at 422 South Clinton Avenue, now home to the Association for the Blind and Visually Impaired (ABVI). The latter building is currently being expanded with a substantial addition to the south. Other small-scale industrial buildings and complexes survive along South Clinton Avenue, none of which rise to the level of National Register eligibility in the absence of a potential district.
RELIGIOUS

Two significant religious campuses survive in the study area. (A third church in the South Wedge, South Avenue Baptist Church, is within the South Wedge but outside the current study area, at the corner of Linden Street and South Avenue, and is already listed in the National Register as a contributing building in the Linden Street Historic District.) Calvary-St. Andrews, historically an Episcopal church that later housed a combined Episcopal and Presbyterian congregation and is now Presbyterian, is listed in the National Register, as is its former parish hall, Nazareth House, across the street. The church was designed in part by Richard M. Upjohn, son of Richard Upjohn, architect of Trinity Church in New York City. Two additional buildings affiliated with the church, the former Douglas Hall at 119 Ashland Street and the former rectory at 74 Ashland Street, are also significant based on their association with the church and with the Rev. Algernon Crapsey (see the Annotated Building List for more information on these buildings).

St. Boniface is a historically German Catholic church on Gregory Street; the campus includes the church, rebuilt in 1960 after a fire, a school, rectory, and convent; the former school and gymnasium across the street is now the German House. Most notable architecturally are the rectory, convent, and German House.

Three churches that once stood in the South Wedge are now gone and their sites redeveloped for other uses: South St. Paul Street Congregational (1850), at South Avenue and Hamilton Street; Calvary Presbyterian Church, also on South Avenue at Hamilton (1856); and Emanuel German Evangelical Reformed (1867, rebuilt after a fire in the 1890s) at Hamilton and Bond streets.

EDUCATIONAL

Four buildings constructed for educational purposes survive in the district. These include the St. Boniface School and Douglas Hall, affiliated with St. Boniface and St. Andrew's churches, respectively, and discussed above in their religious context. Two former public schools survive, both now converted into apartments: the former School 13, on Gregory Street east of Ashland; and the former School 28, 336 Averill Avenue. The former School 13, the last in a series of school buildings at this site, was designed by J. Foster Warner and built in 1902-03. It served neighborhood children until 1979, when it was closed and subsequently converted into apartments. The school at 336 Averill Avenue, designed by Harvey Ellis, was built in 1884 to replace a school annex established in a church (since demolished) at the corner of Bond and Hamilton streets, but only operated for about 20 years. The building was sold and converted into commercial use; it was rehabilitated for apartments in the 1980s. Neither of these former schools retains sufficient integrity for individual National Register listing, but both contribute to the character and significance of the neighborhood and are included as contributing buildings in the proposed historic district.
CIVIC

One building relating to city government survives in the district: the former Engine Co. No. 8 at 357 Gregory Street. This brick building became an International Order of Odd Fellows lodge in the 1940s; see the Annotated Building List.
Architectural Styles

The South Wedge contains predominantly modest, well-built buildings that are vernacular in form and character with detailing reflecting popular styles of the mid- to late-nineteenth century. A small proportion of buildings represent "high-style," sometimes architect-designed examples of nineteenth-century styles. Less common are vernacular and high-style twentieth-century buildings.

The following description of the most prevalent styles seen in the district is a general guide to typical exterior architectural characteristics. Stylistic classifications are not rigid; there is considerable overlap between styles. In addition, it is common for buildings to display elements of more than one style. Often builders and architects freely combined elements of various styles rather than adhering to a single mode; in other cases, a building of one style had an addition of a second style, such as a Greek Revival house with an Italianate porch.

In this section, each style is described in general terms and representative examples of the style provided.
GREEK REVIVAL

The Greek Revival Style was the predominant model for residential construction in the early-nineteenth century in the United States. The style was nationally popularized by four factors. First, early-nineteenth-century archaeological investigations created interest in ancient Greek architecture. Second, the country of Greece’s struggle for independence from Turkey (1821-1830) aroused sympathy in the newly independent United States and created more interest in Greek architecture. Third, the War of 1812 diminished American affection for the British-derived Adam (also known as Federal) architectural style. And finally, a number of American architects began to promote the style in their own works and published writings (e.g., Benjamin Latrobe, Robert Mills, and Alexander Jackson Davis). Buildings designed in this style display the form, proportions, and general details of Greek and Roman temple buildings. The Greek Revival style was very common in Western New York between 1830 and 1860.

Strong examples of the Greek Revival Style in the South Wedge can be seen at 23 Alexander Street, 46 Alexander Street, 128 Averill Avenue (the front porch is a later alteration), 115-117 Comfort Street, and 466 Mt. Hope Avenue.

46 Alexander Street. Note the low-pitched roof with gable returns, heavy lintels, and attic windows beneath the eaves.
GOTHIC REVIVAL

The Gothic Revival Style was one of several romantic revivalist architectural styles that swept through the nation during the mid-nineteenth century. It was championed by the American architect Alexander Jackson Davis, and published in his 1837 book Rural Residences. His colleague, Andrew Jackson Downing, also included this style and detailing in his published architectural pattern books of the mid-nineteenth century. The Gothic Revival was popular in Western New York from 1840 to 1880. Common elements of the style include steeply pitched roofs, barge boards, windows extending into a gable, and board-and-batten siding.

The South Wedge does not have any “textbook” examples of the Gothic Revival style, but does have examples of mid- to late-nineteenth century houses with distinctive Gothic Revival decorative features. Some of these were built by the Ellwanger & Barry Company, which favored the style in the houses built for company offices and for its workers on Cypress and Linden Streets and Mt. Hope Avenue (most of which are outside the survey area). Examples are seen at 43 Averill Avenue, 107 Cypress Street, 187 Cypress Street, 125-127 Gregory Street, 233 Gregory Street, 91 Hamilton Street, and 98 Hamilton Street.

107 Cypress Street. Gothic Revival features include the pointed second-story windows and angular porch detail.
ITALIANATE

The Italianate Style began in England as part of the Picturesque movement, which rejected the formal classical ideals of art and architecture that predominated in the first half of the nineteenth century. The movement abandoned formal classical rules in favor of informal compositions that evoked an emotional response from the viewer and worked in harmony with the landscape. The movement sought inspiration from rambling informal Italian farmhouses. The movement was popularized in the United States by the writings of architectural theorists such as Andrew Jackson Downing. American builders freely adapted the style into wood construction so that many of the American results bear little resemblance to the Italian buildings that inspired the style. This style was extremely common in Western New York from 1855 to 1880. Characteristic elements include broad overhanging eaves supported by brackets, tall narrow windows, often with half-round heads, bay windows and porches with elaborate carpentry.

The South Wedge has a number of fine examples of high-style Italianate buildings. Among the most notable Italianate-style houses are the houses at 48 Alexander Street, 80 Alexander Street, 157 Gregory Street, 116 Hamilton Street, 56 Hickory Street, 85 Hickory Street, and 93 Hickory Street.

93 Hickory Street. An example of the "Italian Villa" variant of the Italianate style. The tower roof was reconstructed in the 1980s.
The Italianate Style was also commonly adapted to commercial buildings; many commercial buildings constructed in the late-nineteenth century feature richly decorated columns or piers, arched upper-story windows with keystones and carved, profiled moldings, and projecting cornices emphasized by modillions, brackets, or corbels.

The Italianate Style is so common along South Avenue as to be almost the norm; excellent examples are seen at 435-437, 489, 602, and 789 South Avenue.
SECOND EMPIRE

The most prominent feature of this French-inspired style is the mansard roof, named after the French architect who popularized it in the seventeenth century. Aside from the mansard roof, the Second Empire shares many decorative features with the Italianate style, including brackets, cresting, and arched window openings.

The Second Empire style is relatively rare in Rochester and in the South Wedge, but there are a few notable examples. The house at 86 Hickory Street is a fine, diminutive residence; a more unusual example is the house at 55 Averill Avenue. The townhouses at 477-483 South Avenue are a locally rare example of Second-Empire townhouses. The style could also be applied to commercial buildings, as at 684 South Avenue.

86 Hickory Street. The mansard roof is the principal distinction between this Second Empire house and similar Italianate examples.
EASTLAKE

Closely related to the Gothic Revival, Second Empire, and Italianate Styles, the Eastlake Style refers to a specific character of decorative ornamentation applied to houses that might otherwise be described by another stylistic name, such as Queen Anne. Eastlake ornament consists of knobs, spindles, and circular motifs, often on gables; porches and verandas feature rows of spindles, posts, and brackets.

The house at 76 Alexander Street features Eastlake as well as Gothic Revival features; the house at 60 Cypress Street combines Eastlake detail with Queen Anne massing. Commercial examples include the buildings at 402 South Avenue and 473 South Avenue, where Eastlake-inspired ornament is seen executed in masonry.

60 Cypress Street. Generally Queen Anne in massing, this house features Eastlake detailing, particularly at the porch and gable.

402 South Avenue: a commercial, masonry variant of Eastlake-inspired decorative detail.
QUEEN ANNE

The Queen Anne Style was inspired by late-Medieval English houses. During the 1880s, the style was promoted in the United States by pattern books and the architectural magazine, *The American Architect and Building News*. The earliest examples of the style in England and the United States were characterized by decorative half-timbering or patterned masonry. With the popularization of the style and the availability of pre-cut architectural details in the 1880s, spindle-work decoration became dominant. In the 1890s, the use of classical elements and detailing including columns, decorative swag reliefs, pediments, cornice-line dentils, and Palladian windows became widespread. Though the Queen Anne Style encompasses a wide range of variation, the most common vernacular interpretations of the style share many common features including asymmetrical massing, the use of pattern-cut wood shingles at gable ends, wall surfaces broken by projections, a small gable asymmetrically located within a larger gable at the primary façade, and wraparound porches with turned posts and spindles.

Several very strong examples in the South Wedge epitomize the style. Among the “textbook” examples are the houses at 515 South Avenue and 780 South Avenue. There are also a number of houses in the neighborhood that, while not classic Queen Annes, share a common inventiveness, richness of detail, and asymmetry; good examples can be seen at 73 Alexander Street, 79-79.5 Alexander Street, and 125 Hamilton Street.

515 South Avenue: a “textbook” Queen Anne with complex massing and roofline, abundant decorative detail, multiple materials.
More common are the many houses in the South Wedge whose builders incorporated some Queen Anne-inspired features into houses with more traditional floor plans and massing, adding some complexity without completely adopting the asymmetry and decorative inventiveness of the full Queen Anne style. The houses at 61 Sanford Street, 66 Alexander Street, 13-145 Comfort Street, 250 Hamilton Street, and 396 Gregory Street are good examples. Houses that combine Queen Anne and Colonial Revival features (such as classically inspired columns) are sometimes described as "free classic."
FOLK OR VERNACULAR VICTORIAN

Many, perhaps most, houses in the South Wedge are not clear examples of any one style, but rather are vernacular houses with some ornamentation pertaining to one or more nineteenth-century style. These houses reflect the expertise and traditional forms of local builders, and also demonstrate the growing availability of mass-produced building details. Typically, these details were of Italianate or Queen Anne Styles, which were published in wide varieties of pattern books. In the South Wedge, these houses include modest one-story cottages as well as more spacious two-story dwellings; the majority are of wood-frame construction with clapboard siding, but some are brick.

Among the many examples of Folk/Vernacular Victorian houses in the neighborhood, good representative examples can be seen at 20 Ashland Street, 74 Ashland Street, 120 Averill Avenue, 133 Averill Avenue, 292 Averill Avenue, 23 Bond Street, 31 Bond Street, 35 Bond Street, 105 Comfort Street, 125 Cypress Street, 376 Gregory Street, 141 Hamilton Street, 40 Hickory Street, 42 Hickory Street, 68 Hickory Street, and 143 Sanford Street.

23 Bond Street. Recently rehabilitated, this house is typical of the many Folk or Vernacular Victorian houses in the South Wedge.
RICHARSONIAN ROMANESQUE

The Richardsonian Romanesque is another late-nineteenth-century style, named after the characteristic buildings of Henry Hobson Richardson. Richardsonian Romanesque buildings are typically executed in masonry and project an image of weight, permanence, and density. Rough-hewn masonry, heavy, often low arches, and short, squat columns are typical features of the style.

The Richardsonian Romanesque Style is not common in the South Wedge, and there are no “textbook” examples, but a few buildings show its influence: 561 South Clinton, 700 South Clinton, and 540 South Avenue all have Richardsonian features. An interesting domestic example, executed primarily in wood but with the characteristic massing and details of the style, is seen at 46 Hickory Street.

540 South Avenue. The squat column and round window are Richardsonian-inspired features.
COLONIAL REVIVAL

At a regional and national level, the frequency of Colonial Revival design and decorative detailing reflects the popularity and endurance of the style from the end of the nineteenth century until the present day. The Philadelphia American Centennial Exhibition of 1876 stimulated a renewed interest in the colonial English and Dutch architecture of the eastern United States. Architects and builders derived ideas from a variety of seventeenth- and eighteenth-century sources. A number of professional publications, including The American Architect and Building News, and the White Pine Series of Architectural Monographs, promoted the style through photographs and measured drawings of colonial buildings. The popular appeal of the Colonial Revival Style was also advanced by the appearance of replicas of American colonial buildings, including Mount Vernon and Independence Hall at the Chicago World’s Fair in 1893. Common elements associated with the Colonial Revival Style include rectangular massing, symmetrically balanced façades, accentuated front entrances, multi-light double-hung windows, and gabled roof dormers. Twentieth-century examples of the style were usually simpler and more symmetrical than nineteenth-century examples.

While the Colonial Revival Style was popular elsewhere in Rochester, it is not a common style in the South Wedge, which was largely developed before the style became widespread. The best-preserved example in the survey area is the large multifamily building at 494-500 Mt. Hope Avenue, which features classical columns and pilasters, Palladian windows, and a classical pediment above the two-story front porch.

494-500 Mt. Hope Avenue. Formal proportions, symmetry, and classical detailing are hallmarks of the Colonial Revival style.
CRAFTSMAN

The Craftsman Style was popularized by architects Greene & Greene of Pasadena, California and Gustav Stickley of Syracuse, New York. Craftsman-Style houses were designed with simple efficient plans and incorporated stylistic influences from India, Japan and the English Arts and Crafts movement. The style was a deliberate, artistic movement away from the excessive, machine-fabricated ornament of the Queen Anne and other related styles. Typical details include low-pitched roofs with wide, unenclosed eave overhangs, exposed roof rafters and/or decorative knee bracing, and short, square porch columns set onto piers. Catalog-purchased house kits popularized the style throughout the country, and it became the dominant style for small houses from ca. 1905 until the early 1920s.

The South Wedge was nearly fully built out by the time the Craftsman Style came into popularity. Nevertheless, a handful of houses display Craftsman features: the houses at 30 Alexander Street, 259 Gregory Street, and 149 Hamilton Street have features typical of the style.

30 Alexander Street. Note the patterned shingles, overhanging eaves, and 3/1 windows.
AMERICAN FOURSQUARE

More properly understood as a house form rather than a style, the American Foursquare encompasses a broad class of early-twentieth-century designs defined by cubic massing, hipped roofs with broad overhanging eaves, hip-roof dormers and full-width porches. Restrained ornamentation applied to the basic form often displayed Craftsman, Prairie, or Colonial Revival influences. First appearing about 1895, the Foursquare was promoted by builders’ magazines, mail-order plan companies, and the pre-cut, ready-for-assembly industry. Reacting against the extensive ornamentation of late-nineteenth-century architectural styles, the dignified appearance and contemporary quality of the American Foursquare appealed to early-twentieth-century owners. The economy of form, offering a generous amount of interior space for minimal construction costs, contributed to its widespread adaptation to middle-class housing.

The South Wedge has a number of houses that can be defined as American Foursquares, most with restrained Queen Anne or Colonial Revival detailing. Among the best examples are a row of houses at 113-123 Averill Avenue, 172-174 Averill Avenue, 242 Cypress Street, and 200 Hamilton Street. The house at 200 Hamilton Street is atypical because it was built in the early twentieth century on Reservoir Street, outside the survey area, and moved to this location in the 1980s.

172-174 Averill Avenue. The hipped roof, full-width front porch (here a double entry porch with connecting pent roof), dormers, and boxy proportions are classic American Foursquare features.
COMMERCIAL STYLE

Early-twentieth-century commercial buildings often exhibited a simple, functional design that echoed earlier styles in symmetrical patterns and massing but eliminated most decorative ornamentation. Grouped windows were common, as were simple, mostly glass storefronts, often with multipaned transoms.

Commercial Style buildings can be seen along Mount Hope Avenue and South Avenue. Some strong examples are the buildings at 46 Mount Hope Avenue, 429 South Avenue, 433 South Avenue, 455 South Avenue, 634 South Avenue, and 674 South Avenue.

433 South Avenue (center), a well-preserved example of the restrained early-twentieth-century Commercial Style. At right is 429 South Avenue, also an example of the Commercial Style. At left is 435-437 South Avenue, a good example of the earlier, more richly decorated Italianate Style of commercial architecture.
STREAMLINE MODERNE STYLE / INTERNATIONAL STYLE

The closely related Streamline Moderne Style and International Style emphasize horizontal lines, lack of surface ornament, smooth and shiny surfaces, and bands of windows. Structural glass, glass block, stucco, smooth stone veneer, and metal are common exterior materials. The architecture of large ships was an inspiration; some Streamline Moderne buildings feature railings and porthole-style windows in direct imitation of ocean liner design. The International Style is closely associated with European architects Ludwig Mies van der Rohe, Walter Gropius, and Le Corbusier; van der Rohe and Gropius both taught and practiced in the United States and were highly influential on a generation of American architects.

The Streamline Moderne and International Styles are not common in the South Wedge, which was largely built out before the styles became popular, but there are a few notable examples. The building at 615 South Avenue, while altered, exhibits Streamline Moderne features in its horizontal banding, lack of applied ornamentation, and curved corners. At 522 and 732 South Avenue, modest Streamline Moderne storefronts were applied to older buildings; while these storefronts have significantly altered the character of the nineteenth-century buildings to which they were applied, they are now themselves well over 50 years old and may be considered to have acquired their own significance. Built in 1963, the building at 758 South Avenue is a good example of late International Style design.

615 South Avenue. Note the horizontal banding, flat roof, and curved corner.