

June 9, 2023

Historic Resources Survey for **Hinge Neighbors** Rochester, New York



The Historic Resources Survey for Hinge Neighbors has been prepared by The Landmark Society of Western New York, with funding provided by ESL Charitable Foundation and AARP.

Oral history interviews and documentation courtesy of Hannah Davis.

Special thanks to the Lewis Street YMCA Neighborhood Center and the community members that participated in this process.

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Introduction | Survey Methodology

In October of 2021, The Landmark Society of Western New York contracted with Hinge Neighbors to conduct a historic resources survey. The survey was prompted by the announcement that the U.S. Federal government had approved funding to transform Rochester's Inner Loop North into a street-level boulevard, following the successful removal of the Inner Loop East as part of a United States Department of Transportation (USDOT) Transportation Investment Generating Economic Recovery (TIGER) grant. The funding will support the study, design, and planning phases of the Inner Loop North project.

Study Area

The Study Area included the areas outlined on the map on the following page. It is generally bounded by Lewis Street to the north; Union Street to the east; East Avenue to the south; and North Street and North Chestnut Street to the west. The survey references the two neighborhoods on either side of the present-day Inner Loop North: Grove Place south of the Inner Loop and the southwest corner of the 16th Ward/Marketview Heights neighborhood just north of the Inner Loop (*Figure 0.1*). In this document, they may be referred to as the south section/portion of the study area and the north section/portion of the study area, respectively.

Elements of the Historic Resources Survey

The survey includes three primary components:

- A historic context statement that outlines the development history of the neighborhoods; including the evolution of the built environment, demographic patterns; the impact of historic policies resulting in inequitable, racist housing and planning outcomes; and how construction of the Inner Loop displaced residents and impacted the built environment.
- An inventory of buildings and sites that are of architectural, cultural, social, historic, or other significance to the neighborhood and its residents.
- A summary of lost resources, including commercial businesses; housing; parks and open spaces; and the street network. This section includes recommendations intended to guide the community as the Inner Loop North is removed and development is proposed.

Project Goals

The goals of the project were to :

- Identify and describe the character and scale of the built resources that were removed when the Inner Loop was constructed so that this information can inform new construction;
- Identify existing neighborhood historic buildings, sites, stories, and histories that can serve as a basis for placemaking and wayfinding efforts and other efforts to honor the history and culture of the neighborhood;

- To work with the project team to collect oral histories and an overview of the neighborhood's history so that this information can also serve as the basis for future placemaking, interpretive, and wayfinding initiatives.

The Landmark Society's work builds on the historic context that was developed in the Rochester Historic Resources Survey (completed 2021), a multi-year effort to document historic resources throughout the City of Rochester. It is complemented by the National Register of Historic Places nomination prepared for the Grove Place Historic District in the early 1980s, which provides a history of the neighborhood south of the Inner Loop.

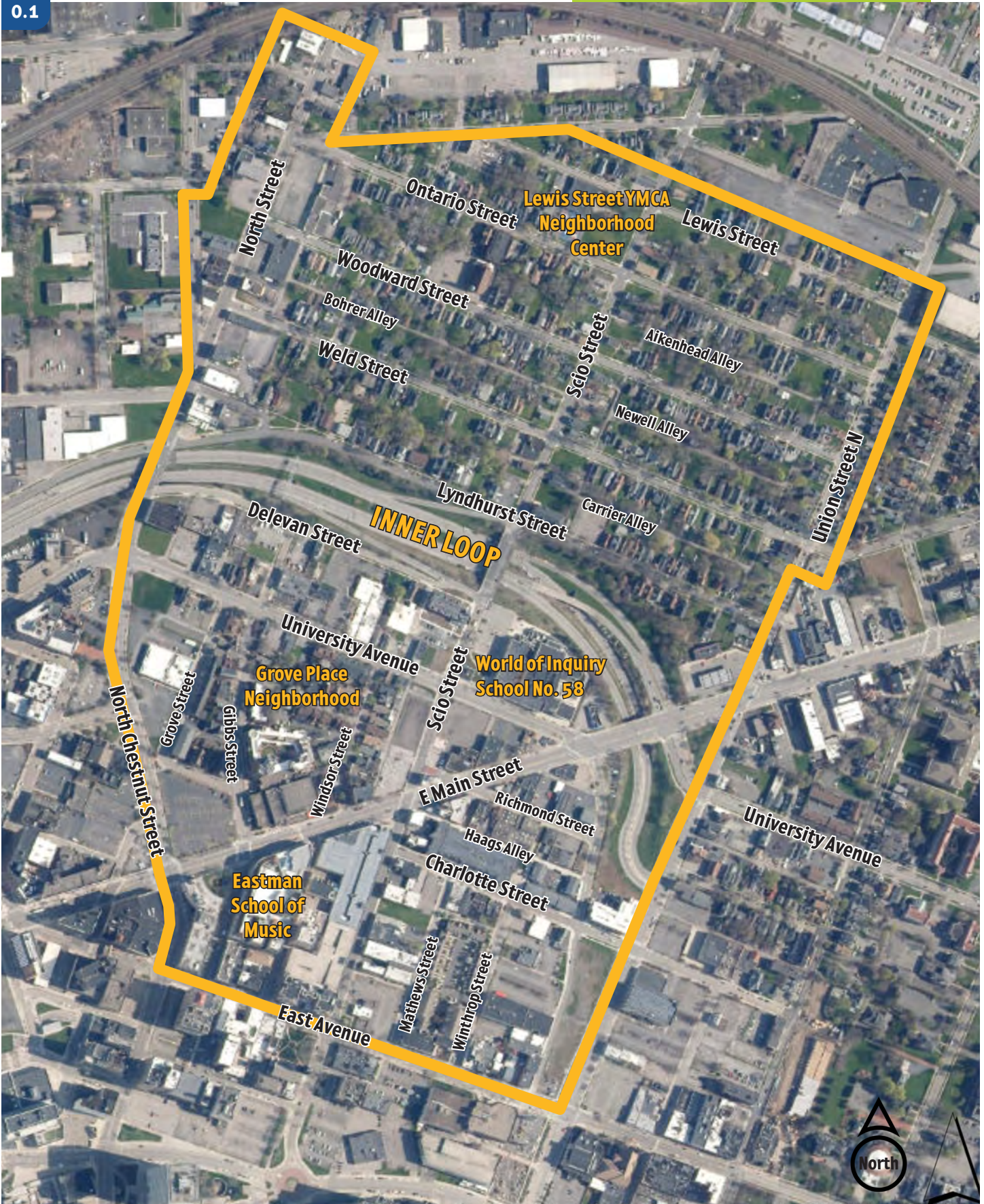
This intensive level survey intended to include detailed research on individual buildings and more specific research into the development history of the study area, particularly north of the Inner Loop. It became clear early in the research process that there is a large gap in the recorded, remembered, and photographed history of the neighborhood north of the Inner Loop, which made the project more difficult than the consultant team anticipated. In another example of racist and socially exclusive planning practices in the 20th century, very little documentation was kept when the City demolished several blocks of primarily low-income housing to create its new looped highway.

Surveyed Historic Resources

A historic resource can be a building (such as a house, church, commercial building), site (such as a park, cemetery or site of an important event), structure (such as a barn, garage, or bridge), or object (such as a monument). Historic resources are generally at least 50 years old (though there are exceptions) and hold some level of architectural, cultural, or historic significance. A historic resource also retains "integrity." This means that the building, site, structure, or object retains enough of its original or historic appearance that it still has the ability to convey or "tell" its story. When trying to determine if a resource retains integrity, preservationists often ask, "If the person who lived in or constructed this building in 1910 were to be brought back today, would they recognize the building?"

The resources surveyed in this project are primarily buildings, with the exception of two parks. Buildings/structures in the project study area were selected for documentation if they met the following criteria:

- They retain integrity. In other words, a good proportion of their exterior historic details and form remain intact.
- And/or they possess historic or cultural significance to the neighborhood and its development history.
- And/or they possess architectural significance.



Introduction | Complementary Planning Efforts

The Landmark Society's historic resources survey was one component of a larger effort to study the area around the Inner Loop North and strengthen the knowledge and preservation advocacy efforts of the community as the City of Rochester moves towards demolition of this section of the Inner Loop. Information gathered through public meetings, oral history interviews, and conversations with the community helped inform the recommendations provided in this report.

Community Planning

Hinge Neighbors worked with Highland Planning to develop and execute four workshops to help neighbors formalize their vision for the neighborhood and learn how they can influence the City of Rochester's zoning and planning processes. Landmark Society staff participated in these meetings, working alongside survey area residents to clarify their vision, understand their concerns, and provide them with the planning vocabulary to communicate with City decision-makers.

Public Outreach

The Landmark Society created flyers encouraging current and past residents of the study area to share photos from their personal collections with the consultant team. The effort did not yield many responses, but was another way to inform people about the project and encourage their participation.

Oral History

An invaluable component of the project was the oral history element led by Hannah Davis. Over the course of the project, Hannah met with over a dozen community members about their experiences living in the survey area.

In June 2022, Hannah Davis and The Landmark Society coordinated a booth at the Scio Street Bridge Party, which was an opportunity for neighborhood residents to "meet in the middle" and enjoy music, food, and activities on the Scio Street bridge over the Inner Loop. The booth gave residents the opportunity to talk one-on-one with the project team about the Hinge Neighbors initiative.

Between August 2021 and December 2022, Hannah Davis interviewed more than a dozen community members about their experiences living in the survey area. Many interview participants still live in the neighborhood and have strong opinions about the impending redevelopment. Most participants spoke with fond nostalgia for, as one participant described it, "the way things used to be" and acknowledged that the neighborhood has changed dramatically in the 60 years that have passed since the

Inner Loop's construction. Participants all indicated that they believe the neighborhood hasn't received appropriate support from City government, but few attributed the construction of Inner Loop to its downturn.

Before beginning this work, Hannah (and others involved) assumed that participants would express some dismay about the initial effects of the construction of the Inner Loop: loss of family homes, less walkability, and general disruption to daily life. Instead, participants were mostly ambivalent. Some praised the city for improving travel time to outer suburbs. None expressed any ill will. Generally, participants were far more concerned about the proposed work. "We've lost a lot, and we're going to lose a lot more," said Bertha Jones. "We learned years ago not to put our eggs in one basket."

With that in mind, the documentation of the oral history interviews suggests three primary findings:

1. Demolition of businesses and homes in order to construct the Inner Loop in the 1960s predates many community members' memory. Those who are old enough to remember construction were too young at the time to feel a sense of loss in the way that their parents and grandparents would have. Only two participants were familiar with any specific demolished structures. Neither was able to provide any relevant photographs.
2. Despite the loss of those places, the survey area provided a high quality of life to most community members. Until economic decline in the 1970s, interview participants benefited from strong local support networks, plentiful retail businesses and restaurants, and above-average walkability—although easy access to downtown was partially interrupted by construction between 1957 and 1966.
3. Older community members are skeptical about redeveloping the Inner Loop. Younger community members are more optimistic. All believe that the City of Rochester has repeatedly failed to appropriately invest in the survey area.

0.2

Hinge Neighbors SHOW & TELL

The Landmark Society is working with Hinge Neighbors to conduct a survey of the Hinge area on either side of the Inner Loop North. We want to better understand what kinds of community resources were lost in the construction of the Inner Loop. Did you or someone you know have a business on North Street? Do you have a family photo in front of a home that is no longer there?



Women at a house on Scio Street in 1958. Photo by Samuel L. Grassadonia.

SEND us your photos by May 15!

Scan them (if you can!) or just take a pic of them with your phone and e-mail them to:

BECKYLSWNY@GMAIL.COM

By sending images, you agree to allow The Landmark Society of Western New York to use them in print and web material related to the Hinge survey project.

SHOW us your photos!

We're looking for images of:

**Stores • Restaurants • Homes
Businesses • Churches • Parks
and other important places**

that were around before/during the construction of the Inner Loop North (1950s-1970s).

Check your family albums and ask folks that lived in the community at the time of the construction of the Inner Loop if they have photos!

TELL us about your photos!

When was the picture taken?

Who is in the picture?

Where was the picture taken?

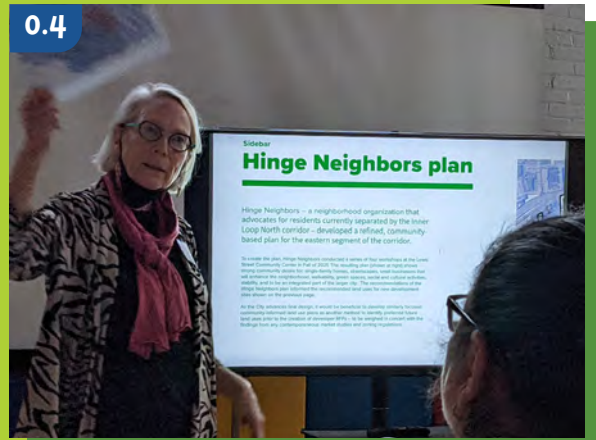
Where are the people and buildings in the photo now?

(And make sure to let us know who to credit for the photo if we use it in our survey project material!)

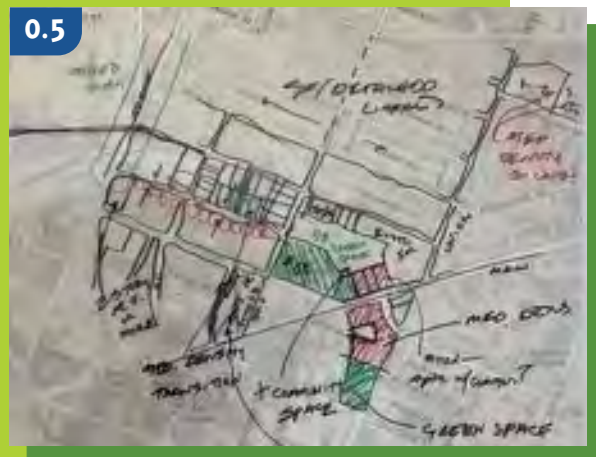
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Section 1: Historic Context

Section 1 summarizes the history and development of the project study area, which includes two neighborhoods in the City of Rochester: Grove Place south of the present-day Inner Loop and the southwest corner of the 16th Ward/Marketview Heights neighborhood just north of the Inner Loop (*Figure 0.1*). Although these two neighborhoods always had different building types and demographics,

prior to highway construction they were closely linked. Pedestrian access via North, Gibbs, or Scio Streets across University Avenue made it easy and natural to travel between the two areas. The Inner Loop severed this physical connection, exacerbating the economic differences between the two.



The pages that follow are organized chronologically. For ease of reading, the history for each neighborhood is generally discussed separately. This also serves to underline how racist and classist planning and real estate practices created starkly different outcomes by the second half of the 20th century, particularly in the evolution of the two neighborhoods following the massive disruption created by Inner Loop construction and white flight in the 1960s.

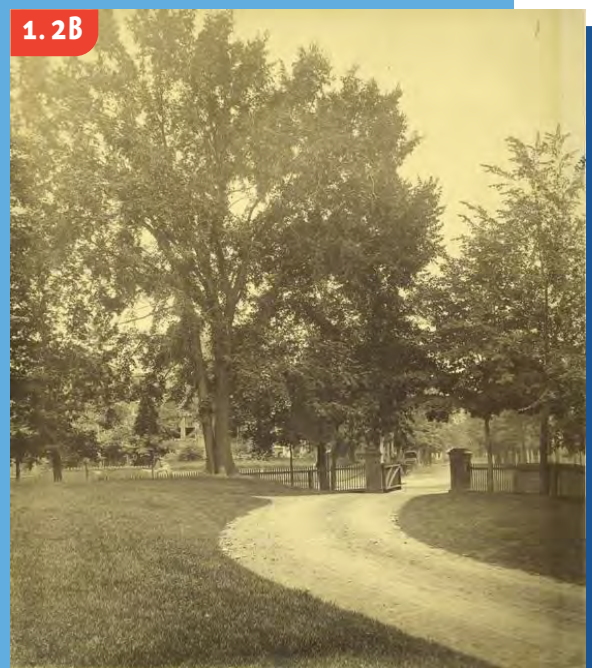
1840-1900: Development

As the Erie Canal filled the young village of Rochester with goods and people during its first years in the 1820s, the neighborhoods known today as the 16th Ward/Marketview Heights and Grove Place, were considered remote and remained largely undeveloped. As Rochester's growth exploded in the 1830s and 1840s as a result of the Canal, these two neighborhoods saw their first developments (*Figure 1.1*).

In the southern portion, in what would become Grove Place, wealthy households began building estates with large, ornate homes. Most notable among these estates was that of Judge Samuel Selden, who had acquired a large property from Dr. Orrin Gibbs circa 1840. Together with his father-in-law Levi Ward, president of Rochester's first bank, he developed his property to support their large family just as their civic involvement, including Levi Ward's contributions to early libraries, sought to bring services to the larger community.

In addition to the expansion of their central house, which was located on the site of today's Eastman Commons (see *Figures 1.2A and 1.2B*), the Wards and Seldens established Cherry Street (later, Windsor) in the early 1840s and Selden Street in the 1850s. By the time son Levi A. Ward became mayor in 1849, and surely by the time Henry and George Selden became leading lawyers, and Henry Ward became a world-traveling naturalist in the second half of the century, the area around "The Grove" became one of the key nodes in Rochester's political and cultural life.¹ This attracted others from the city's political elite to the area, including A. Carter Wilder, a congressman, editor, and mayor of Rochester from 1872 to 1873 (*Figure 1.3*).

The north end of the survey area also began its development in the 1840s. Dangerous at-grade road crossings for the new Rochester and Auburn Railroad, which arced around the north edge of the neighborhood about two blocks north of Ontario Street, encouraged more concentrated settlement on the streets south of the railroad, including Davis, Ontario, Kirk, Tappan, Delavan, and Riley Streets.² Homes built on these streets were more modest than in Grove Place, reflecting the demographics of its early settlers—Irish and German immigrants who were moving east from neighborhoods like the 5th Ward (also known as Dublin, now Corn Hill) and the 7th Ward (now Upper Falls)—as immigration from western Europe accelerated.³ In contrast with their neighbors to the south, homes were built on narrow lots rather than sprawling estates.



Early Houses of Worship

When Zion Lutheran Church – Rochester’s first independent German religious congregation – sought a home in the late 1830s, a site at the corner of Grove and Stillson Streets in the southern part of the survey area was chosen. The new location split the difference between proximity to their modest congregants on outlying lots and the money and power of the southern portion of the area. Grove Place was also home to St. Peter’s Presbyterian Church attended by the Wards (*Figure 1.4*). The present structure on the Zion Lutheran Church site was completed in 1852, with a parochial school addition constructed in the 1870s, where lessons were conducted in German (*Figure 1.5*; the former church building was adapted to apartments known as Halo Lofts).⁴

A German Methodist congregation followed with a chapel nearby, moving their services to a building on North Street just inside the railroad arc by 1851 as Germans continued to settle there. A German Methodist Episcopal Church similarly established itself on North Street near the intersection with Hudson Avenue in the 1870s, as residential development continued to grow denser and extend eastward to Scio Street.⁵

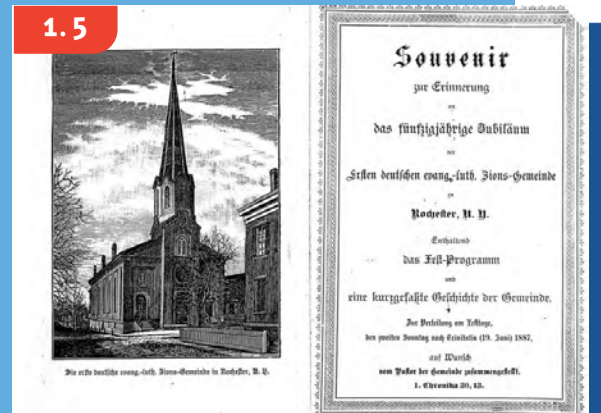
A Quiet Residential Enclave

As late as the early 1870s, the survey area’s eastern half was undeveloped enough for inter-city baseball games to be played with some frequency on the block of School No. 14, and for Rochester’s early baseball enthusiasts to consider creating a permanent field on Weld Street between Scio and Union.⁶ Moulson’s plant nursery still owned land in the survey area’s northeast. Indeed, through the Civil War era, the area remained a quiet residential enclave, with Schools No. 14 and No. 16 and churches punctuating the rows of houses – larger in the south for some of the city’s most prominent citizens, and more modest in the north for newcomers of more modest means.

Quickening Development in the Late 19th Century

Several developments in the later-nineteenth century quickened the pace and changed the character of development in the survey area. In the 1850s, Main Street was extended east through the neighborhood. In the 1860s, Main Street also gained one of the city’s two early horse-drawn streetcar lines, which ran east to the intersection with University Avenue.⁷ Easing the commute to the commercial center of downtown, this encouraged the subdivision and residential development of the remaining vacant parcels, particularly those between Scio and Union in the north section of the survey area. It also encouraged increased density of residential development, particularly in the south, since the elevation of the railroad line (now the NY Central) in the 1880s relieved some pressure in the north, as going to and from even more outlying development areas became less dangerous.

Examples of more dense development in Grove Place during this time period include:



- Tudor Revival style rowhouses built by Theodore Bacon (an in-law to the Ward-Selden family) in 1878 (today 130-152 Gibbs Street);
- the “Skinny House” at 137 Gibbs Street;
- and rowhouses on Charlotte Street;
- a late 19th century Queen Anne style duplex (28-30 Windsor Street) that replaced a small 1840s Greek Revival style house.

This type of development reflected the growing demand for real estate in an up-and-coming neighborhood.⁸ (Figures 1.6A and 1.6B).

Prestigious institutions also found a home in the south section of the survey area at this time. Temple B’rith Kodesh – Rochester’s first synagogue when established in the 1840s, and by the end of the century its most progressive and worldly Jewish temple – found space on Grove Street for their first purpose-built home in 1893 (Figure 1.7). The Genesee Valley Club and the Rochester Club converted large homes on East Avenue at the far south of the survey area to house their operations. The latter occupied A.C. Wilder’s old home (Figure 1.8). When the Wards also built a long series of rowhouses on the newly public Grove Place roadway on which their main houses fronted (Figure 1.9), it was as much to generate revenue as to block the commotion of increased traffic on Main Street. That traffic encouraged commercial development along the thoroughfare through the late 19th century, with telegraph magnate Hiram Sibley constructing a long commercial block on East Main Street from North Street to Stillson Street in the early 1870s.⁹ Many others followed in the subsequent decades (Figures 1.10A and 1.10B).



North Street acquired a horse-drawn streetcar line in 1878¹⁰, encouraging neighborhood-scaled and oriented commercial development along that corridor as well, a process that only quickened when track was doubled and service was electrified in the early 1890s along all routes (*Figures 1.11A, 1.11B, and 1.11C*).

Industrial development in the survey area was limited. A few coal yards appeared close to the NY Central tracks on North Street. The small Skuse cooperage at Lewis and Davis Streets was the only industrial operation of note in the area during this period. The residential character of the neighborhood encouraged development that served neighborhood residents, in particular religious institutions. New developments included:

- A Lutheran seminary just outside the survey area on Oregon Street;
- the 1868 formation of an English-speaking Lutheran congregation on Grove Street from the German-speaking Zion Church down the street;
- and the construction of the Second Dutch Reformed Church on Scio Street in the 1888.¹¹

1.11A



1.11B



1.11C



1900–1945: Density

As the German and Irish populations moved to other neighborhoods, the north section of the survey area once again attracted recent immigrants. By 1908, it was reported that about half of Rochester’s 10,000 Italian-born residents lived in the vicinity of North and Scio Streets.¹²

Residential development in the north section of the survey area intensified during this time period as a result of several factors. First, businesses like the C. H. Rugg Co. Doors, Sash, and Blinds on Augusta Street sought land near the railroad tracks. Second, the growing Italian population increased demand for affordable working class housing. (*Figures 1.12A and 1.12B*).

Property owners squeezed more space out of the narrow lots by building smaller, secondary (“accessory”) dwellings in their backyards facing narrow service alleys. Historic examples of these remain today at 63-65, 67, and 105 Ontario Street (*Figure 1.13A*), 183 Lewis Street (*Figure 1.13B*), 29 Weld Street (*Figure 1.13C*), 47 Woodward Street (*Figure 1.13D*), and 226 Lyndhurst Street. Primary houses, too, were subdivided to accommodate multiple families.¹³ Where new land opened for development, multi-family units were constructed, as when two long multi-family structures were built in the place of Calvary Church at 123 and 125 Ontario Street circa 1915. In 1914, the north section of the survey area had 74 people per acre, compared with the average of 19 people per acre across the city as a whole.¹⁴

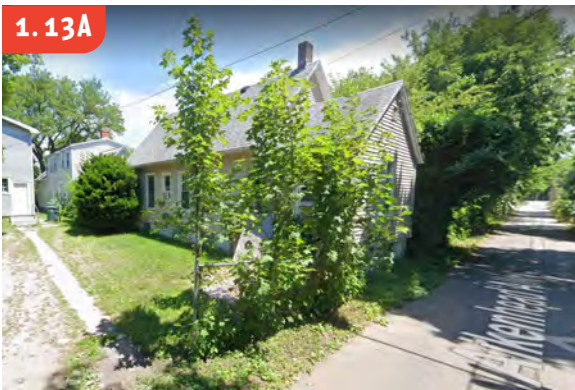
1. 12A



1. 12B



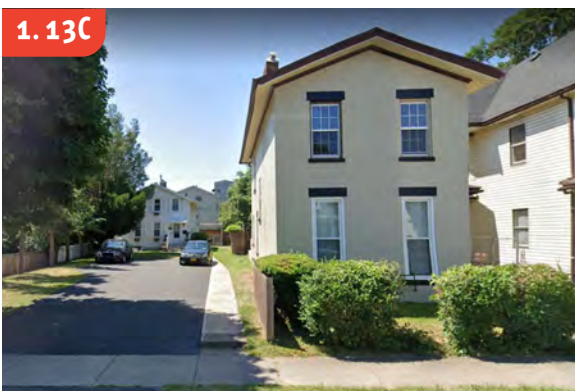
1. 13A



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1. 13C



1. 13D



20th Century Institutions – 16th Ward

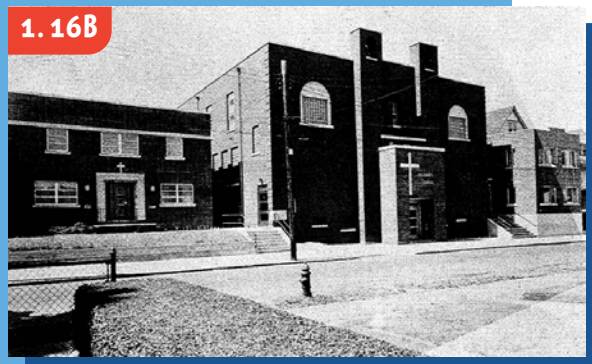
Rochester's second settlement house started as a "housekeeping center" to help Italian immigrant women adjust to American housekeeping practices. It was originally administered by Miss Florence Cross at 249 Davis Street, moving to its current location on Lewis Street in 1911, when it became the Lewis Street Settlement. A gymnasium and library were added by 1918 (see [Figure 1.14](#)). City-maintained and programmed playgrounds at North and Woodward, and at the east end of Hartford Street, also helped the neighborhood's immigrant youth adjust to the cultural norms of Rochester in the 1910s.

Despite the crowding, residents found space for small sustenance vineyards and fruit trees to accommodate their culinary traditions.¹⁵ The concentration of Italians in the area also warranted the construction of the new Our Lady of Mount Carmel Catholic Church on Ontario Street in 1909. By the middle of the next decade, the church had 5,600 parishioners ([Figure 1.15](#)).¹⁶ Italian Protestants in the area, though considerably smaller in number, were numerous enough to make North Street Methodist Episcopal Church their home in 1913.¹⁷ When Mt. Carmel parish quickly outgrew their structure, a new church was built on the adjoining lot facing Woodward Street in 1929, the old church being occupied by the parochial school ([Figures 1.16A and 1.16B](#)). Falvo Funeral Home set up shop next door to Mt. Carmel, first at 49 Ontario around 1928, then at 58 Woodward starting in the late 1930s (Falvo Funeral Home still exists today, with locations in Webster and on N. Goodman Street in Rochester).¹⁸

Commercial development on the North Street corridor also intensified and evolved. A theater appeared at Lyndhurst and North (see [Figure 1.17](#)), along with confectioneries including Savoia Pastry Shop at 442 North Street (now operating on Clifford Avenue; [Figures 1.18A and 1.18B](#)) and the "Bond Bakery" / General Baking Co. bakery, which expanded from a late 19th century German bake shop to a more industrial operation by the early twentieth century.¹⁹ A few commercial storefronts even appeared at intersections in the neighborhood's interior along Scio Street, servicing small-scale immediate needs within the area. Clothing manufacturer August Brothers & Co. also located on North Street in the 1910s, presumably to take advantage of the neighborhood's large supply of tailoring skills among the Italian immigrants.

Through the Urban Renewal era, North Street served as the commercial spine of the 16th Ward neighborhood. Typical small businesses that filled its storefronts included Santucci & Sons Market/Santucci Meat Market, Northside Furniture, and Cimino Hardware, to name a few. The 1946 City Directory listed over 100 businesses on North Street. When oral history interview participants were asked about gathering spaces they believed most important to the community, all shared fond memories of nearby bakeries, grocery stores, bars, and restaurants (in addition to Our Lady of Mt. Carmel and the Lewis Street Center).

Memories of Bond's and Savoia's are particularly important to community members. "The whole neighborhood always smelled



really good,” recalled Natalia Medero. “You would be able to go to Savoia’s in the alley in the back in the summertime and put your nose against the screen door and say, ‘Can I have a cookie?’ And they’d give you one just to get rid of you,” said Frank Maciuska.

Families who struggled to afford shopping at grocery stores and markets benefited from local support. Sylvia Sneed recalled pharmacy owner Artie Muoio and his brother, Froggy, donating food to families and inviting them to participate in activities at the Lewis Street Center, which regularly provided food to those in need.

In the early 20th century and through the 1960s-70s, many of these businesses were owned by Italian families and persisted for decades. Like Savoia Pastry Shop and Falvo Funeral Home, many of the businesses continue to exist today, generally in the surrounding suburbs or other city neighborhoods.

Already crowded by residential and commercial development, other industrial enterprises generally did not locate in the survey area, though F. A. Smith Electrical Manufacturing Company (later Fasco) moved into the old Rugg plant after that company folded in the early 1930s²⁰, and coal yards proliferated around the NY Central Freight Station on the other side of the railroad. The large Fashion Park of Stein-Bloch Company on Portland Avenue just north of the survey area employed many of the neighborhood’s residents.

Though the German-Americans who erected the Schiller Monument in the newly created Anderson Park on East Main Street in the 1910s (Figure 1.19) had become a minority in the surrounding neighborhood, subsequent immigrants continued to develop the northern part of the survey area as a dense residential neighborhood.

1. 17



1. 18A



Original Savoia location at 442 North Street
Circa 1945
(Courtesy Kathy Privatera)

1. 19



1. 18B



20th Century Institutions – Grove Place

In the more affluent southern portion of the survey area, too, development continued to become even more dense in the early twentieth century. During this time period, Rochester's east side became its commercial center with department stores like Sibley's and McCurdy's.²¹ Developers sought a prime location between the city's downtown department stores and elite residential neighborhoods along East Avenue (*Figure 1.20*).

Early apartment buildings and the Sagamore Hotel offered comfortable accommodations for the well-to-do. A large 1909 fire centered on Gibbs Street (*Figure 1.21*) precipitated the conversion of the Ward-Selden property's core on Grove Place into a towering YMCA building, completed in 1914 (*Figure 1.22*).²² At the same time, the current School No. 58 / World of Inquiry building, along with a playground popular with neighborhood children, was constructed to accommodate the City Normal School and training classrooms (*Figure 1.23A and 1.23B*). Franklin Institute, a correspondence course center, also located nearby on East Main Street, bolstered the concentration of educational institutions in the neighborhood (*Figure 1.24*).

Similarly, recognizing the advantages of locating along the route that the city's wealthy customers would take to the commercial district, early auto dealerships concentrated on East Avenue and side streets in the far southern part of the survey area (see *Figure 1.25*), with gas stations and even some parking lots appearing in tandem to accommodate the growing auto traffic. Most notably, when George Eastman sought to build a music school and theater, he chose a site at East Main Street and Gibbs Street, at the center of what remained a node of cultural, religious, and political power in Rochester, at the intersection of commercial and residential wealth. Just outside the survey area, the Temple Building was constructed on Franklin Street in the mid-1920s. Built by the Second Baptist Church with a sanctuary, commercial storefronts on the ground floor, and 13 floors of office space, this mixed-use building typified this end of Main Street as a retail, professional, and cultural center.

1. 20



1. 21



1. 22



1. 23A



1. 23B



1.24



1.25



1930-2020: Divergence

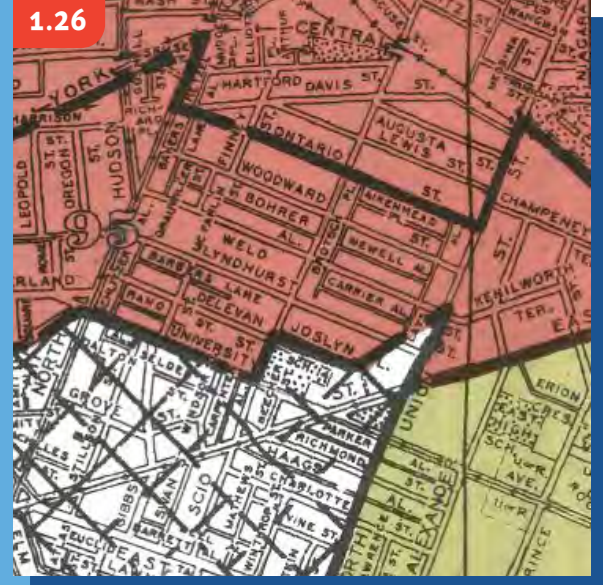
Though the character of development in the southern and northern portions of the survey area differed from the beginning, 20th century real estate and planning practices (often racist in intent and effect) exaggerated these differences. As a result, the demographics and built environment in these two adjoining neighborhoods grew farther apart after World War II.

Perhaps most consequentially, the New Deal-era Home Owners' Loan Corporation (HOLC), established in 1933, designated the residential neighborhood in the northern portion of the survey area as "hazardous" (area shown in red in [Figure 1.26](#)) and thus not eligible for federal mortgage insurance. The HOLC cited "advancing age, ... steadily forcing this area further downward" such that it would "appeal entirely to the laboring classes who cannot afford better."²³ This practice, which occurred in cities throughout the country and came to be known as "redlining," made it virtually impossible to secure a mortgage. In combination with the effects of the Great Depression in the 1930s, redlining discouraged investment in the neighborhood and concentrated poverty. As a result, the already dense, crowded housing stock in the north portion of the survey area deteriorated in the decades surrounding World War II.

Unlike many redlined neighborhoods throughout the U.S., at the time that the HOLC rated it as "hazardous" in the 1930s, the 16th Ward had not yet seen a demographic shift towards a predominantly Black or Hispanic population. The southern portion of the neighborhood (roughly encompassing University to Ontario Streets and streets northeast that are generally considered North Marketview Heights today) was noted as having a population 30% "Italian and mixed foreign" and 2% Black.²⁴ The streets north of Ontario and west of North Street were 40% "foreign families" (categorized as "Italian and Hebrew") and 10% Black.²⁵ This seems to suggest that redlining in the neighborhood was initially a result of the lack of economic and political power of recent Italian and Eastern European immigrants.

The demographics of the 16th Ward began to shift from a predominantly white neighborhood to a Latinx and African American neighborhood in the late 1950s and 1960s.

As part of the Great Migration, southern Black families began moving to Rochester in increasing numbers after World War II. They came in search of expanded economic opportunities and civil liberties but, due to racist housing and planning practices like redlining, were limited to the generally sub-standard housing conditions in just a few city neighborhoods. The city's Black population increased 133% from



3,262 in 1940 to 7,590 in 1950, largely concentrated in the 3rd Ward (known as Corn Hill today). As the 3rd Ward became increasingly crowded, many newcomers sought housing in the 7th Ward, also a historically immigrant and redlined neighborhood to the west of the survey area. The continued growth of the Black population by 211% during the 1950s and then another 110% in the 1960s, along with the wholesale clearance of much of the 7th Ward for the Baden-Ormond Urban Renewal project (*Figure 1.27*), forced Black residents into adjacent neighborhoods, including the northern portion of the survey area (then part of the 16th Ward).²⁶

Discriminatory housing practices in Rochester – what a 1959 report from the NYS Commission Against Discrimination deemed “the most rigid barriers [of any upstate city] against the sale of houses to Negroes”²⁷ – continued to bar Black residents from settling outside these neighborhoods suffering from disinvestment. Moreover, in a practice that became known as “block busting”, real estate agents opportunistically played to racial prejudices and encouraged the neighborhood’s white residents to sell their houses en masse as Black families moved to the neighborhood.²⁸ Most of these white residents relocated to suburbs like Gates²⁹ that were emerging in the postwar period as automobiles, highways, and government investments in individual opportunity like the Serviceman’s Readjustment Act (the “GI Bill”) gave those with means and privilege the opportunity to move out of the so-called “blighted” neighborhood. Meanwhile, communities of color, who were denied access to resources that would enable such upward mobility, had no choice but to remain in city neighborhoods with concentrated poverty.

Puerto Ricans also began arriving in Rochester in increasing numbers in the early 1950s. Migration to the mainland was encouraged by air travel and new economic policy on the island. Like their Black counterparts, newly arriving Puerto Rican families also faced discriminatory housing practices, leading to similar outcomes—overcrowding, concentrated poverty, and sub-standard housing conditions.³⁰ Property owners in the 16th Ward, many of whom were absentee landlords, had little incentive to maintain properties that were slated to be removed to make way for the Inner Loop, further contributing to sub-standard housing conditions. Despite these challenges, Puerto Rican families forged strong communities in the neighborhood (as well as in other neighborhoods like Brown Square and the 5th Ward).

Where white working class migrant groups before them benefited from robust local industrial activity, the newcomers of color in the mid-twentieth century faced both heightened hiring discrimination and the beginning of deindustrialization, leading to high unemployment, paradoxically high rents due to residents’ limited options, concentration of poverty, and thus a continued vicious cycle of disinvestment and deterioration in the neighborhood.³¹ Furthermore, deprived of the opportunity to accumulate wealth from home ownership within the neighborhood, this poverty increasingly became generational within the communities of color that now called the 16th Ward home. The extent of the issues in the neighborhood received wider public attention when a March 1958 house fire at 82-84 Delevan Street killed six of the 22 Puerto Rican residents living on three floors and in the basement (*Figure 1.28*).³²

1.28



“...Puerto Ricans speak less of neighborhoods than of *barrios*. The *barrio* is not a geographic area, but rather a network of families, traditions, and institutions.”

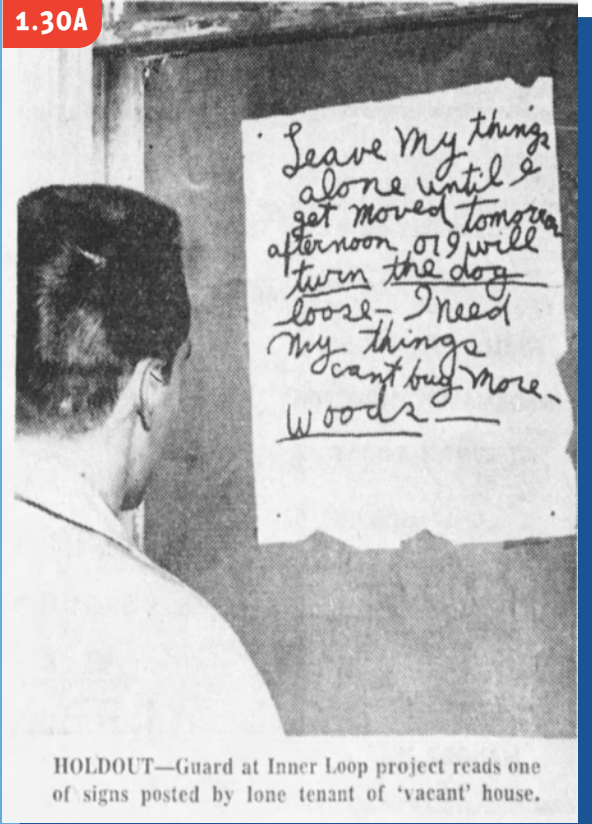
– “Building the Barrio: A Story of Rochester’s Puerto Rican Pioneers,” Rochester History

Urban Renewal and Inner Loop Construction

Infrastructure development was the priority of the white leaders in the City. They did not choose to address community input, concerns, and needs as a result of the systemic problems. Initial planning for the Inner Loop in the late 1940s celebrated that its northern segments would “[cut] out blighted areas,” isolating favored investments and institutions downtown from the “slums” of the near northeast area of the city while also removing the impediment of automobile traffic congestion to downtown businesses³³ (Figure 1.29). Little thought was given to the hardship of residents who would be displaced and disconnected in the process.

Inner Loop construction in downtown Rochester began in 1952 on the west side of the Genesee River and proceeded through 1965. Construction of the final, northern segment of the Inner Loop did not begin until 1960. In April 1960, the block between Delevan and Lyndhurst from North Street to Scio that included the site of the 1958 house fire began to come down to make way for the first segment of the Inner Loop through the survey area. This segment was completed in August 1962. The demolition of 164 primarily residential buildings began that spring. The properties were in the path running from Scio Street to George Street near the present-day Strong Museum. Several hundred residents were displaced to make way for construction. Despite resisting this forced removal, residents lacked the political and economic advantages that likely enabled advocates in other

1.30A



HOLDOUT—Guard at Inner Loop project reads one of signs posted by lone tenant of ‘vacant’ house.

1.29

ROCHESTER DEMOCRAT AND CHRONICLE, WEDNESDAY, SEPTEMBER 17, 1947

City Plans Thruway Ties Cutting Out Blighted Area

If the City Planning Commission's proposed East Side approach to the New York State Thruway were to be fully approved and constructed, a lot of substandard Rochester would be eliminated in the process.

The approach itself, designated as an "expressway" on the commission's mapped system of arterial routes and "loops" designed to hook up with the Thruway, would cut a wide swath through the city's more blighted residential area.

Furthermore, the links that would tie in the east approach to a proposed arterial loop circling the center of the downtown traffic area would crosscut, according to the commission's charting, the city's single outstanding slum sector—that area directly north of the New York Central Railroad between St. Paul Street on the west and Hudson Avenue on the east.

Designed to bypass the Main Street East bridge of the NYC tracks and to divert through traffic from Main Street East itself, the eastern approach planned by the commission would enter the city from the south at a point east of Winton Road North and Blossom Road. Moving northwest, it would cross Atlantic Avenue just east of Culver Road and Main Street East near Palmer Street on a continuing parallel with the New York Central's Main Line.

Expressway to Lake

At a point near Buchan Park and Oakman Street it would meet Clinton Avenue North, designated as a principal portion of the proposed north-to-lake expressway skirting the east bank of the river. The east approach at the same point would connect with the west approach spanning the Genesee River on Smith Street bridge and connecting, over a western and then southern course, with Scottville Road and the West Thruway link.

Proposed tie-ins from either side of the Clinton Avenue North junction with the central area loop, according to the commission map, would run, for southbound traffic,

1.30B



LOOPING THE LOOP—Air view looking over city shows final loop arc. Work starts in two weeks.

neighborhoods to beat back larger scaled demolition plans (see [Figures 1.30A and 1.30B](#)). In addition to demolition of homes, Anderson Park (the original location of Schiller Monument, which today sits at what remains of Franklin Square, another park cut off by the Inner Loop) at East Main and Union Streets was significantly truncated. The final segment of the Inner Loop opened in October 1965 with a ribbon-cutting by Governor Nelson Rockefeller.

Despite the fanfare, with traffic diverted from historic thoroughfares like North and E. Main Streets, and many streets including Scio, University, and Lyndhurst becoming one-way in the service of more efficient traffic flow through the neighborhood³⁴ ([Figure 1.31](#)), commercial establishments on historic roadways languished. This furthered a process begun by the removal of trolley lines from the roadways in the 1940s as private automobile traffic replaced public transit (see [Figures 31A and 31B](#)). Properties also increasingly fell into tax-foreclosure as their occupants were physically and figuratively disconnected from the economy. Such properties were demolished en masse by the City.

These trends, as well as incidents like a January 1963 confrontation between police and Black Muslims meeting above Buddy's Casina at 304 North Street³⁵, along with the racial unrest in July 1964 centered in the 7th Ward, made white politicians and City leaders skeptical of investments in the 16th Ward. By 1977, the neighborhood had the second-highest rate of home tax-foreclosure in Rochester, a near second to the Hudson Avenue corridor. So many homes were being demolished that the Puerto Rican population of the neighborhood declined 55% in the decade after its peak in the mid-1960s.³⁶ ([Figure 32](#))

1.33



D&C photos by Burr Lewis

Trash and wood litter yard of Hebard Street house
... one of woes facing neighborhood associations

1.31



ONE-WAY PATTERN — Motorists will get on, off Inner Loop more quickly under one-way street program shown on map, says city traffic chief, Eugene Simm. First change will be today, when Scio Street

will be for southbound traffic only between Lyndhurst and Main streets. Dotted portion of Loop is scheduled to open today. Only one segment, Scio Street to George Street, remains to be completed.

1.32A



1.32B



Urban Renewal in Grove Place

Suburbanization, white flight, demolition, and the accompanying decline in investment also caused deterioration to residential properties in the Grove Place neighborhood. The neighborhood had been rezoned from residential to business use in 1958 in connection with the highway's construction³⁷, and commercial buildings and accompanying parking lots appeared across the area, particularly north of University Avenue adjacent to the Inner Loop, where traffic and noise made residential uses less tenable (Figure 1.34). Monroe Litho built a large-scale plant in the 1970s at what is now 37-59 Delevan Street, on a site once occupied by small-scale neighborhood businesses like Northside Furniture on North Street.³⁸

Like many churches serving more privileged congregants, in 1960, after more than a century at Grove and Stillson Streets, Zion Lutheran Church relocated to East Avenue. The building still served institutional purposes as home to the David J. Kauffman Post 41 of the Jewish War Veterans. Temple B'rith Kodesh next door moved to the suburbs in 1962. The Franklin Institute (see page 14) closed in 1967. At the same time, the YMCA acquired and demolished several underutilized homes on Windsor, Selden, and University to create parking for their Gibbs Street facility. Even the second of the original three large Ward-Selden homes fell for parking in this time period (Figures 1.35A and 1.35B), as the neighborhood shifted to large-scale, institutional uses and many white residents left the city.

1.34



1.35B



1.35A



Post-Urban Renewal – Citizen Advocacy in the 16th Ward

North of the Inner Loop, residents voted in 1977 to rename the 16th Ward neighborhood Marketville / Marketview Heights.³⁹ The spirit of redlining continued through the late 1970s as City officials chose to divert federal Community Development Block Grant funding away from the southwest corner of the neighborhood. City officials perceived a low potential return on investment in this area and saw opportunity to convert the increasingly vacant land, especially that in the far north adjacent to the railroad, to tax-generating industrial uses.⁴⁰

Following World War II, Our Lady of Mount Carmel became the religious home for the neighborhood's Puerto Rican population, hosting or sponsoring Good Friday stations of the cross and San Juan Bautista processions and parranadas (see [Figures 1.36A, 1.36B, 1.36C, and 1.36D](#)). Reverend Laurence Tracy of Mt. Carmel—who was not Puerto Rican—encouraged Puerto Rican residents to organize and challenge local government.⁴¹ With the support of Rev. Tracy and community leader, Relton Roland (a Dominican immigrant), residents formed the Spanish Action Coalition (SAC) in 1977-78, beginning with a meeting of over 100 residents at Mt. Carmel Church. Democrat and Chronicle reporter, Dede Murphy, covered the advocacy of the SAC and neighborhoods residents during the 1970s and 80s. In a September 1978 article, she described the challenges residents in the barrio faced: vacant homes, empty and litter-filled lots, and City-sponsored demolitions, all of which was contributing to displacement and a fracturing of the tight-knit Puerto Rican barrio community:

1.36A



1.36B



1.36C



“Once there were more than 500 Spanish-speaking families living together in this tiny ‘barrio.’ Now [1978], only about 275 families remain. The rest have scattered to other neighborhoods, as the housing supply in the barrio continues to shrink.”⁴²

Led by Relton Roland as chair, the SAC advocated for increased City attention and funding for housing rehabilitation and other neighborhood improvements in the southwest section of the Marketview Heights / 16th Ward neighborhood. SAC argued that this part of the neighborhood had the greatest need for federal community development funds. In 1978, the City was directing those funds to eight areas throughout Rochester, which did not include the southwest section but did include the rest of the neighborhood. City officials at the time agreed that this area did have a greater need but cited that as reason to not fund redevelopment there, as the needs were greater than the City’s resources.⁴³

In another September, 1978 article, Dede Murphy interviewed Rev. Tracy, who explained that in the 12 years he had been pastor at Mt. Carmel, 22 families were displaced by demolition; another 13 lost housing to make way for parking lots; nine families were displaced by Holy Trinity Church; and 23 families were displaced to make way for the Lewis Street Center playground.⁴⁴

In December, 1978, over 100 residents attended a hearing of the State Assembly subcommittee on urban redevelopment, held at Mt. Carmel. According to reporting on the meeting, residents expressed frustration with deteriorating infrastructure and buildings and with the City’s failure to complete rehabilitation projects on Weld Street.⁴⁵ Clearly, the disinvestment and displacement caused by Inner Loop construction and decades of redlining continued to negatively impact the 16th Ward throughout the 1970s and 80s.

In late 1980, the SAC and the Urban League of Rochester released a report on the effects of industrial development in Rochester’s inner city neighborhoods. Entitled “Historic Alternatives: A City Industrial and Economic Neighborhood Development Analysis,” the HACIENDA report documented many of the systemic issues facing residents and outlined the ways in which the City failed to address those issues.⁴⁶

As Karen McCally notes in “Building the Barrio: A Story of Rochester’s Puerto Rican Pioneers,” although the HACIENDA Report was successful in drawing public attention to the neighborhood, ultimately the goals of the SAC to re-envision and revitalize the barrio were, in many ways, unsuccessful. McCally attributes this, in part, to a shift in the national attitude. In the 1980s, Americans shifted away from the confrontational grassroots politics and advocacy of the 1960s and 70s. Similarly, public programs and funding shifted away from antipoverty efforts.⁴⁷

Community organizing, as well as citizen partnership with police to reduce crime through the PAC-TAC program⁴⁸, succeeded in obtaining public funding to stabilize the neighborhood with some new home construction and street improvements through the 1980s and 1990s⁴⁹ (Figure 1.37) but not before some of the neighborhood’s



northern blocks were indeed converted to industrial uses with City encouragement. Residents question the quality of the homes built, however⁵⁰, and issues of generational poverty and institutional disinvestment persisted as the area was forced to rely on outside resources that came with outside direction.

Fasco vacated their N. Union plant in 1975⁵¹, and the company that replaced them, Rochester Instrument Systems, merged with a larger, Chicago-based corporation in 1977, meaning that decisions about the plant were not made with the surrounding neighborhood at front of mind. Similarly, the Lewis Street Center, which evolved over the years into a childcare and youth center (**Figure 1.38**), was acquired by the YMCA of Greater Rochester to allow continuance of service⁵². This benefited the youth of the community⁵³, but also meant that decisions there, too, were increasingly influenced by factors beyond the neighborhood. In 2008, Our Lady of Mt. Carmel parish merged with two other congregations at the Corpus Christi campus to become Our Lady of the Americas. The merger removed yet another local institution, continuing a cycle of divestment.

Several small churches serving mostly Black congregants from former storefronts on the neighborhood's historic thoroughfares continued to operate in the community, as did an Ethiopian Orthodox Church and the New Bethel CME Church in the Second Reformed Church building. Community gardens like First Market Farm⁵⁴, the World of Inquiry Griffin Garden, and Sofrito Garden continued the neighborhood's tradition of grassroots urban cultivation (**Figure 1.39**). However, the removal of the pews from the Mt. Carmel building during its conversion into a halfway house by an owner from outside the neighborhood symbolized to many residents the bitter fruits of the Inner Loop's marginalization of their community.⁵⁵



Post-Urban Renewal – Grove Place

By contrast, residents in Grove Place leveraged the wealth and political privilege available to them to adapt to and mitigate the effects of Urban Renewal. Most consequentially, Melvin McQuay, affluent resident-owner of the old Bacon rowhouses on Gibbs Street, collaborated with Lutheran Church of the Reformation pastor Rev. Walter Freed and Mrs. F. Hawley Ward - still carrying on the Ward presence in the area from her house at 18-20 Grove Place – to form the Grove Place Association and Grovetown, Inc. in the late 1960s.⁵⁶ The latter, a stock corporation, allowed the organized residents to acquire properties and direct the rehabilitation of structures throughout the neighborhood themselves.

To protect their investments and enlist government support in preserving the area from further encroachment, they lobbied the relatively new City of Rochester Preservation Board and City Council to designate the neighborhood a preservation district. Despite fierce opposition of the YMCA at the center of the neighborhood, the Grove Place Preservation District was established in August 1971.⁵⁷

The preservation district protected the unique historic architecture and character of the neighborhood, which attracted investment and allowed property values to rise. The presence of cultural institutions like the Eastman School (persuaded against relocation by City government in the mid-1970s⁵⁸) and the Little Theatre, attracted further investment to the area to create a burgeoning urban residential enclave.

Prominent local modernist architects, Bob Macon and Ann Chantreuil, designed a set of new townhouses, which were built at the corner of Gibbs and University in the 1970s. Completion of the City-owned Metro Center Garage (today known as the East End Garage) in 1983 decreased the utility of the area's surface parking lots, allowing for the construction of additional townhouses on parking lots on Selden Street in the late 1980s (*Figure 1.40*). The construction of high-end townhouses continued with projects in the 1980s (Selden Street), the 1990s (Symphony Terrace at Gibbs and Grove—see *Figure 1.41*), in the 2000s (at 141, 143, 145 Gibbs), and along University in the 2010s. At the southern boundary of the study area, the seven-story mixed use luxury condominium, Sagamore on East, was built in 2006.

Despite their initial opposition to the preservation district, the Central YMCA branch chose to remain in the area with a new complex immediately south of their old tower in the late 1980s, as the neighborhood saw new development and investment. (The YMCA vacated the complex in 2021).

Rochester City School District's World of Inquiry / School No. 58 magnet school, created in 1967, was moved from a deteriorating building on Moran Street to School No. 14 at University and Scio in 1977. This relatively large building offered a number of amenities for the neighborhood, including two pools. A basement pool was converted to a second gym during the second half of the 20th century. As recalled by Natalia Medero, who attended Mt. Carmel but

later worked at School No. 14, an outdoor pool and playground were located in the space currently occupied by the school's parking lot.⁵⁹ This move represented a vote of confidence in the neighborhood's improvement, though School No. 14 in the same building, serving more local students from the 16th Ward, was phased out in the 2010s to the frustration of some residents⁶⁰.

Similarly, the Eastman School dormitory tower built in place of the YMCA tower in the early 1990s, as well as the more recent 2010 construction of Hatch Recital Hall and Wolk Atrium adjacent to the Eastman Theatre demonstrates another institution's renewed confidence in the area (*Figure 1.42*). More recently, the removal of the Inner Loop on the eastern boundary of the southern portion of the survey area has reconnected the adjacent East End, East Avenue, and Park Avenue neighborhoods with downtown.

Conclusion

Beginning with the first homes in the 1840s, the 16th Ward and Grove Place neighborhoods had significantly different development patterns and demographics. Historically, the 16th Ward was home to newly arrived, working class immigrant groups while Grove Place was home to the powerful and wealthy. The 19th century architecture and street patterns reflect such demographic differences, with narrow lots, a tight grid of streets and alleys, and more modest, mostly wood frame houses in the 16th Ward. By contrast, Grove Place tends to have larger, high style residences alongside large institutional and commercial buildings.

Suburbanization, white flight, and the rise of the automobile in the years following World War II had negative impacts on both neighborhoods but these impacts were compounded in the 16th Ward, which already suffered the ill effects of redlining and other racist real estate practices. Construction of the Inner Loop in the 1960s further accelerated the disinvestment that was already occurring in the 16th Ward, driving the neighborhoods further apart geographically and demographically. As many residents in the 16th Ward belonged to marginalized groups that lacked the political power, generational wealth, and access to capital that their counterparts in Grove Place enjoyed, they faced a much steeper climb in the 1970s and 80s as they attempted to combat the legacy of redlining, disinvestment, and Urban Renewal. In spite of the challenges faced by the neighborhood north of the Inner Loop, immigrants to the areas created a strong sense of community, which was especially evident among the Puerto Rican families that made it their new home.

Today's built environment reflects these historical differences, with rehabilitated historic buildings alongside high end new construction in Grove Place; contrasted with deteriorated housing stock and a growing number of vacant lots in the 16th Ward.

Students at School No.14 were significantly impacted by the construction of the Inner Loop. Nearby Scio Street appears to have remained intact during construction between 1960 and 1966, but other cross-streets were either removed or obstructed. Students who walked to school had to find new routes. Many community members recall scrambling up and down the sides of the recessed construction area instead of taking longer, circuitous routes. "What you remember about that time is dust—the muddy, dirty snow—from the trucks and going up and down the street and excavating all that the dirt," recalled David Everett, who attended School No.14 for two years before getting bussed to School No.44.

Even now, some interview participants expressed concern for younger students who live in the neighborhood and struggle to walk to school. "It's not safe. They have to cross all that traffic and an icy bridge," said Bertha Jones.

Section 2: Existing Resources Inventory

About Neighborhood Nodes

The survey report identifies six nodes of significance (*Figure 2.1*) when it comes to preservation, future development, and the long-term viability of the survey area, particularly to the north of the Inner Loop.

Node 1 is comprised of several commercial properties on Delevan Street, south of the Inner Loop and east of North Street

Node 2 is the section of North Street just north of the Inner Loop, terminating at Woodward Street.

Node 3 is the section of North Street around the intersection of Ontario Street and Davis Street, between Woodward Street and the train tracks.

Node 4 is a small collection of commercial and residential properties at the intersection of N. Union Street and Weld Street.

Node 5 is the southwest and southeast corner of Scio Street and Weld Street

Node 6 is the area around the Lewis Street YMCA Neighborhood Center and the intersections of Scio Street and Ontario Street and Lewis Street.

About Notable Individual Properties

The survey also identified ten individual properties of architectural and/or historic significance outside of the Neighborhood Nodes described above. They include:

29-31 Ontario Street - a circa 1920 brick multi-family residential building

24 Ontario Street - a brick house circa 1870

270 Scio Street - a brick church that is currently the home of the New Bethel Christ Methodist Episcopal Church

10 Woodward Street - a circa 1940 brick industrial building

199 Lewis Street - Lewis Street house - a circa 1900 cottage house

55 Ontario Street / 60 Woodward Street - a complex of religious buildings that is currently the home of Redeeming Word Christian Center

18 Weld Street - Weld Street house a circa 1900 brick house

200 University Avenue - City of Rochester World of Inquiry School No. 52

Anderson Park - a park at 101 N. Union Street.

Franklin Square / Schiller Park - though not technically within the study area boundary, this park at 350 Andrews Street has a history tied to the neighborhoods within the study area.

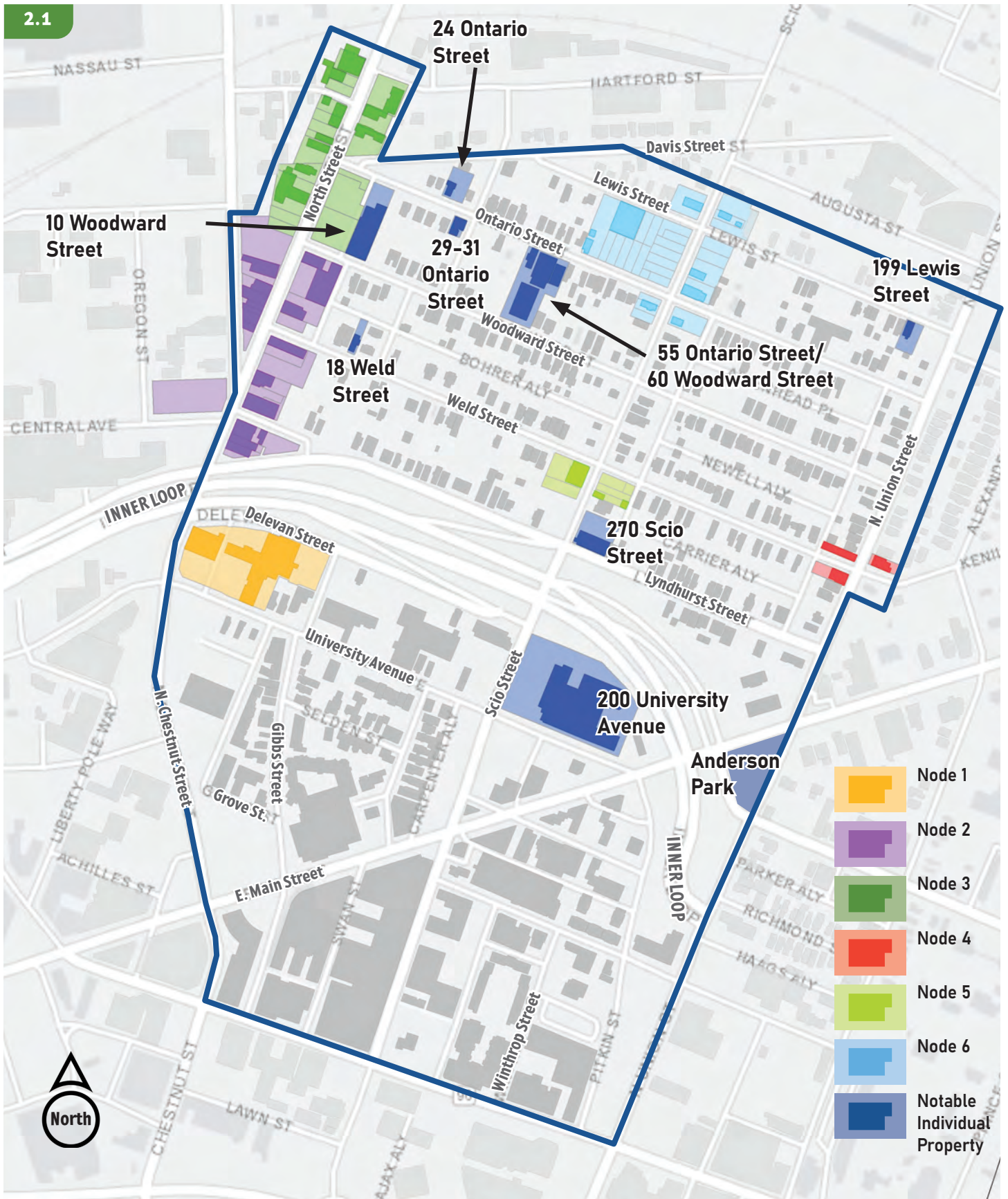
A Note on Nodes:

Although the history of the Grove Place neighborhood is woven throughout the historic context (*see Section 1 on pages 6 to 26*), survey forms focused on documenting historic resources north of the Inner Loop. The built resources and history of Grove Place have been documented in other sources, including the 1984 Grove Place Historic District National Register nomination and several written neighborhood histories (*see list of works cited on pages 110 to 111*). The history and built environment of the 16th Ward has been comparatively under-documented.

It is worth noting that the Rochester Historic Resources Survey (Phase 2 covering Grove Place was completed in 2017-18), recommended a potential expansion of the boundaries of the Grove Place Historic District:

At some point in the next ten years, the Grove Place Historic District should be examined for potential expansion of boundaries. The existing district was created in 1984 and has experienced substantial infill since that time, making the neighborhood an early and successful example of appropriately scaled modern infill development that fits its setting. An expanded period of significance that incorporates the majority of the modern infill dating to the 1970s, 80s, and 90s would allow the National Register district to more accurately reflect the true boundaries of the neighborhood and to correspond more closely with City Preservation District boundaries.

2.1



A Note on Recommendations

This field in each survey form contains recommendations that fall into two general categories: (1) recommendations to help ensure the long term repair of the building; and (2) recommendations to enhance the exterior appearance of the building so that it might foster pedestrian and commercial activity (in the case of commercial buildings), improve the neighborhood streetscape, and generally aid neighborhood revitalization efforts.

Recommendations classified as **“Priority Level 1”** represent the most important priority for that building; if no other action is taken, at a minimum it is recommended that the Priority Level 1 action be taken. In most cases, this simply calls for the retention of the building (regardless of renovations, repairs, or physical improvements) so that it may continue to serve as an important visual element in the streetscape. Although many historic buildings were demolished to make way for the Inner Loop in the 1960s, many of the demolitions—particularly along commercial corridors such as North Street and Scio Street—occurred decades later in the 1990s, as a result of vacancy, disinvestment, and neglect (see *pages 96-99* for images of some of the buildings lost in the past 20-30

years). In the 1970s, 80s, and even into the mid-1990s, North Street retained a relatively solid streetscape of buildings. Streetscapes are often compared to smiles—the buildings represent the teeth. Demolitions create gaps in the “smile.” More importantly, vacant lots do nothing to enhance a neighborhood.

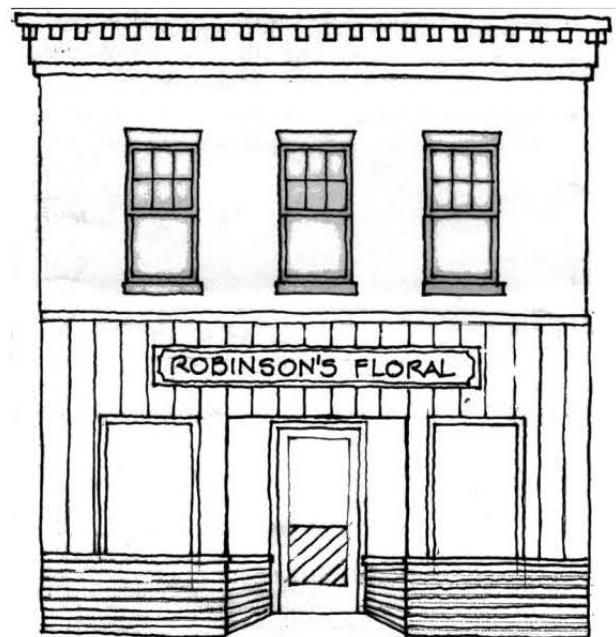
“Priority Level 2” recommendations are actions that would be nice to undertake at a future date, if conditions allow, i.e. if the owner is interested and has the financial resources to take such action. For commercial buildings, this most often includes restoring the first floor to a traditional storefront form with display windows, transoms, and bulkhead (*Figure 2.2*).

Many of the recommendations that follow represent best-case scenarios (particularly Level 2 recommendations). While maintaining and rehabilitating buildings can be costly, it is an incremental process, and the provided recommendations can help prioritize work as resources become available. Property owners and neighborhood organizations are encouraged to pursue creative funding options and “out of the box” ideas for work that may not qualify for available grant or tax credit programs.

2.2



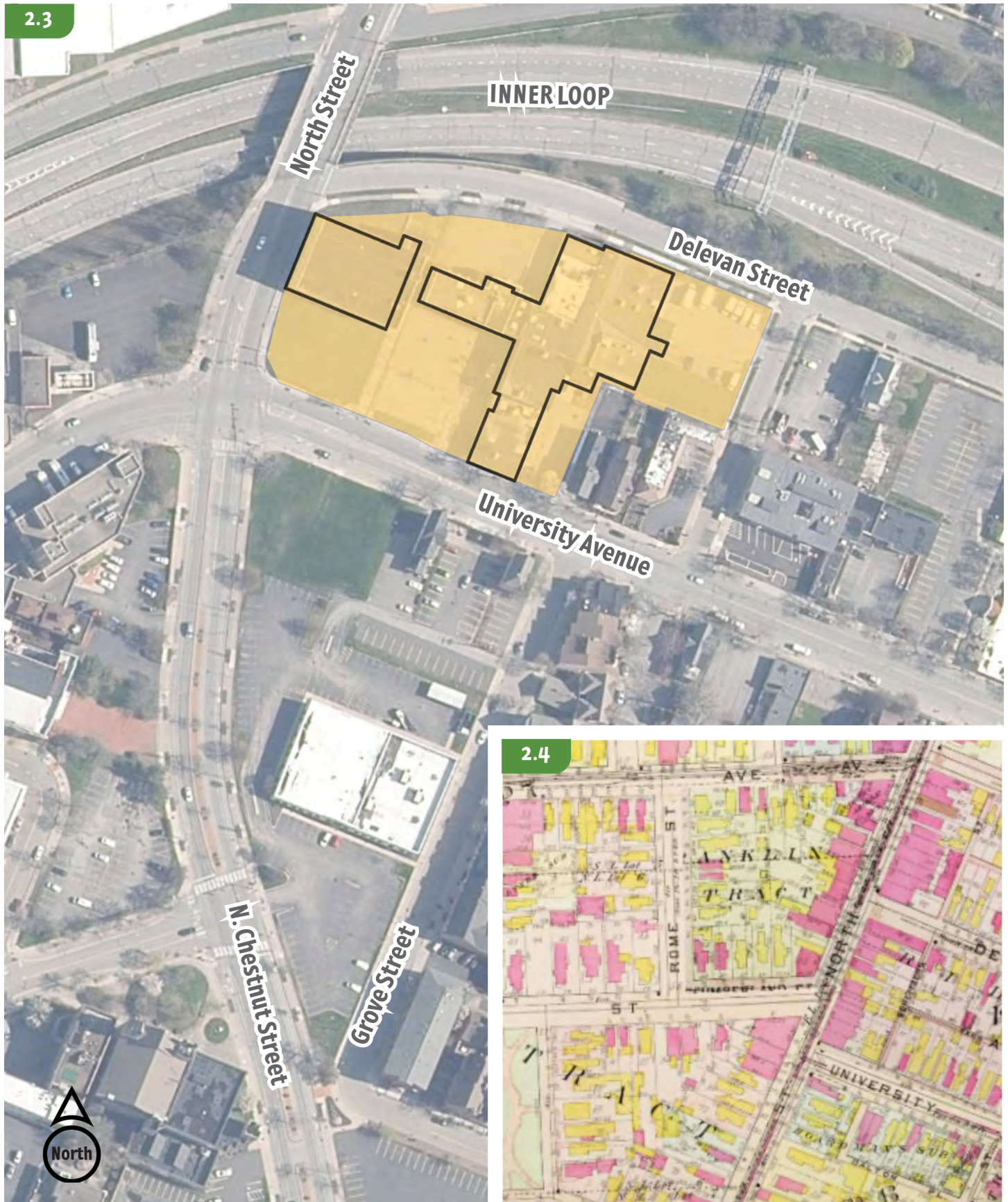
An example of a traditional storefront with transparent storefront and transom windows.



An example of a storefront that has been modified to reduce its transparency and mask some of its historic architectural features. These types of historically inappropriate modifications can be found on several buildings in the study area.

Neighborhood Node 1

2.3



2.4



Neighborhood Node 1

Node 1 is a location that was significantly impacted by construction of the Inner Loop. North Street, Delevan Street, University Avenue, North Chestnut Street, and Andrews Street converge in this area, and the character has changed significantly in the past century.

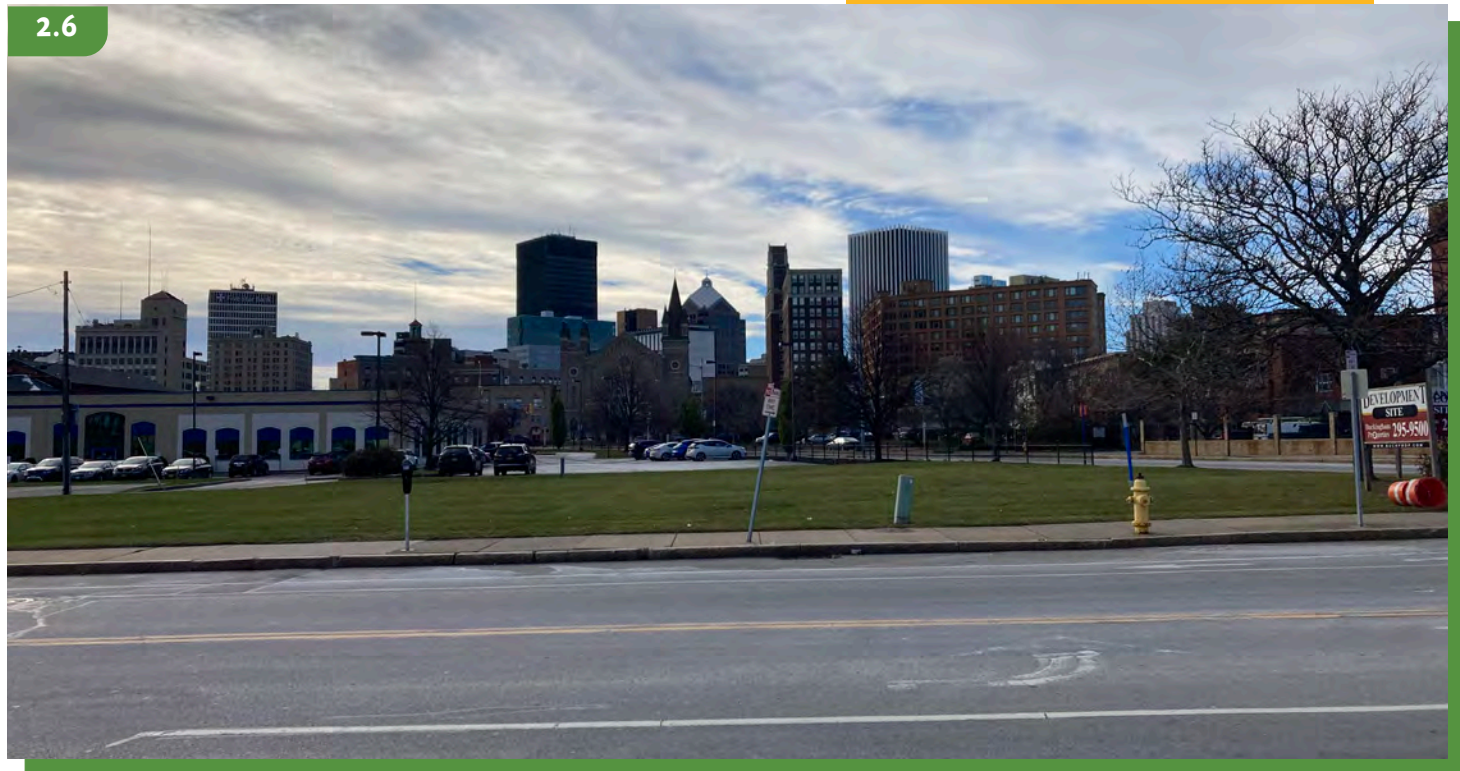
The inset map on the previous page shows this node in 1910 prior to the Inner Loop construction and the reconfiguration of North Street / North Chestnut Street. The section of North Street between University Avenue and Lyndhurst Street likely consisted of small scale attached commercial and residential buildings, typically 2-3 stories in height. Historically, the first floors would have housed small, locally owned businesses that served neighborhood residents, such as bakers, grocers, butchers, barbers, etc. Second and third floors would generally have been used for residences (often of the first floor business owners) and/or offices.

Nearly all of the historic buildings around this intersection have been demolished, and large-scale municipal and commercial buildings have taken their place. Across the street, at the corner of Andrews Street and North Chestnut Street are the 1936 Art Deco Rochester Fire Department firehouse and former Maintenance and Communications Buildings.

The buildings within Neighborhood Node 1 are heavily-altered industrial and office buildings that do not contribute significant historic character to the neighborhood, but represent an opportunity to look to the past and restore traditional development patterns. When the Inner Loop is removed, it will become a highly-visible and desirable piece of land that should be targeted for reinvestment.



Rochester Fire Department at the corner of Andrews Street and North Chestnut Street



Vacant land at the corner of University Avenue and North Street / North Chestnut Street

37-59 Delevan Street		HISTORIC ADDRESS	218-228 North Street (North Side Furniture); 10 University Avenue (Monroe Litho)
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	1920, 1930, 1950, 1955, 1960, 1986
BUILDING TYPE	Industrial / Office complex	ZONING	C-2 Community Center
BUILDING & SITE DESCRIPTION	<p>The former Monroe Litho / North Side Furniture building is a three-story, early 20th century brick mixed-use industrial building. It was originally constructed as a smaller commercial building with traditional street-level commercial storefronts. As a furniture store, the building was divided into four bays (or sections). Two additional buildings were added to the south end of the building to expand the size to eight total bays.</p> <p>The floor levels are delineated with decorative brick cornices and belt courses. Historic window openings have been filled in with (non-historic) glass block or smaller window openings. The ground level storefronts on North Street have been filled in with concrete and are no longer functioning as public facing commercial spaces. Due to these alterations, the building bears little resemblance to its historic appearance.</p>		
STATEMENT OF SIGNIFICANCE	<p>37-59 Delevan Street is one of the few remaining examples of large scale construction associated with the North Street commercial corridor that existed prior to the construction of the Inner Loop.</p> <p>The structure was originally utilized by North Side Furniture House, a 40,000 square foot family owned business. North Side was one of the city's largest home furnishing stores. It opened in 1904 and remained at this location until the 1990s. The business was an important part of the community with a sales floor dedicated to pricing furniture for primarily lower income clientele.</p> <p>The building was slated for demolition in 1992 before being taken over by the neighboring Monroe Litho Inc., which ceased operations in the 2010s.</p>		
RECOMMENDATIONS	<p>This property does not retain any significant historic character or value, rather, it is an opportunity to restore historic development patterns in the node, once the existing buildings no longer serve a purpose.</p>		

2.7A



37-59 Delevan Street

2.7B



37-59 Delevan Street

2.7C



37-59 Delevan Street

2.7D

WEDNESDAY, SUNDAY, JANUARY 29, 1940

BIGGEST MONEY SAVING EVENT OF THE YEAR—NORTH SIDE'S 40th FEBRUARY CLEARANCE!

NORTHSIDE FURNITURE 126 NORTH STREET

4 FLOORS TO CHOOSE FROM:
 • Living Room
 • Dining Room
 • Bedroom
 • Bath
 • Kitchen
 • Office
 • Staircase
 • Porch
 • Hall
 • Entry
 • Living Room
 • Dining Room
 • Bedroom
 • Bath
 • Kitchen
 • Office
 • Staircase
 • Porch
 • Hall
 • Entry

LOWEST PRICES IN YEARS

for Our February FURNITURE SALE

FACTS YOU SHOULD KNOW ABOUT NORTH SIDE FURNITURE

Did You Know that--

North Side Furniture comprises 4 remarkable floors of fine home furnishings.

North Side Furniture offers you a selection from \$75,000 stock of finest furniture.

North Side Furniture offers you the easiest of budget terms with no interest or carrying charge.

North Side Furniture delivers any purchase anywhere in a radius of 100 miles at no added cost.

North Side Furniture's buying affiliation brings you the products of America's foremost makers of better home furnishings.

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40 OTHER SUITES FROM \$45 TO \$298

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USE YOUR CREDIT EASIEST TERMS! NO INTEREST OR CARRYING CHARGE!

250 RUGS, ALL SIZES, IN FEBRUARY SALE EVENT FROM 69¢ to 89¢

500 LAMPS, ALL STYLES, IN OUR FEBRUARY EVENT 69¢ to 1.24

NORTHSIDE FURNITURE 126 NORTH STREET

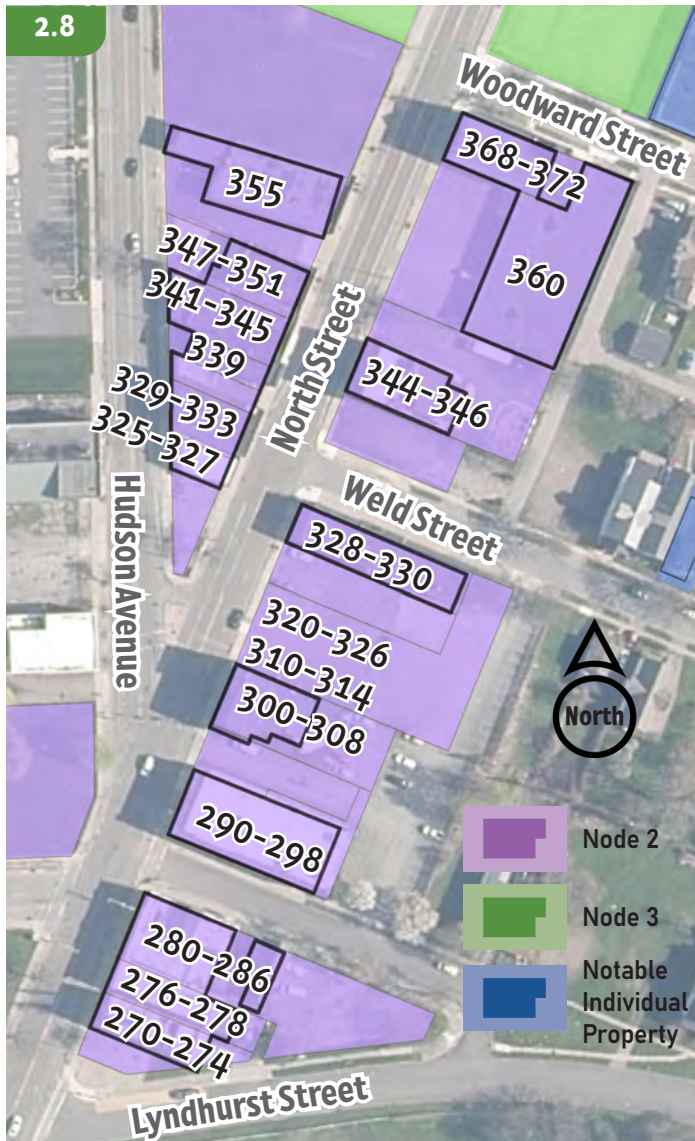
"OUT OF HIGH RENT DISTRICT—WHERE FINE FURNITURE COSTS LESS"

TRADE IN YOUR OLD FURNITURE FOR NEW AT NORTH SIDE

*** OPEN EVERY EVENING UNTIL 9:00 O'CLOCK FOR YOUR CONVENIENCE ***

1940 Ad for Northside Furniture, which was located several blocks north but had a warehouse on this property

Neighborhood Node 2



This node consists of small scale historic commercial buildings, typically 2-3 stories in height. Historically, the first floors would have housed small, locally owned businesses that served neighborhood residents, such as bakers, grocers, butchers, barbers, etc. Second and third floors would generally have been used for residences (often of the first floor business owners) and/or offices.

These buildings are typical of what would have existed along most of North Street prior to Urban Renewal and Inner Loop construction. This building type is found along commercial spines in neighborhoods throughout the city. In the first half of the 20th century, North Street would have looked much like Arnett Boulevard in the 19th Ward, Park Avenue, Dewey Avenue in Maplewood.

Today, many of the storefronts have been infilled or altered so that they no longer have large display windows. In some cases, exterior walls have been covered in substitute materials and/or upper floor window openings have been altered.

As some of the only remaining commercial buildings in the neighborhood and along this former vibrant commercial spine, these historic buildings and the streetscape are extremely important to the long term health, economic vitality, and character of the neighborhood.

To help attract the type of businesses that residents have asked for—a proper grocery store, pharmacy, laundromat, hardware store, etc—a high priority should be placed on the retention and rehabilitation of these North Street buildings. Where practical, when new businesses re-locate to the first floor commercial spaces, the storefront and display windows should be restored. Second and third floors are excellent candidates for adaptive reuse as relatively affordable housing or offices.



325-351 North Street, view facing south

Neighborhood Node 2

325-327 North Street		HISTORIC ADDRESS	325-327 North Street
CURRENT OCCUPANT	Studio	DATE OF CONSTRUCTION	c.1935
BUILDING TYPE	Historic gas/service station	ZONING	C-2 Community Center
BUILDING DESCRIPTION	325-327 North Street is a utilitarian, one story, painted brick commercial building with an entrance facing the Hudson / North Street intersection. Although it appears to retain its overall historic form, it does not appear to retain any historic detailing from its original use as a service/gas station.		
STATEMENT OF SIGNIFICANCE	This lot was once home to a Shell gas station. Although historic service/gas stations can be architecturally and historically significant, this property does not appear to retain any detailing that would render it so. Nonetheless, it is significant as an existing building that contributes to the North Street streetscape.		
RECOMMENDATIONS	Restore neighborhood serving business, such as grocer or corner store, to this building.		



325-327 North Street

Neighborhood Node 2

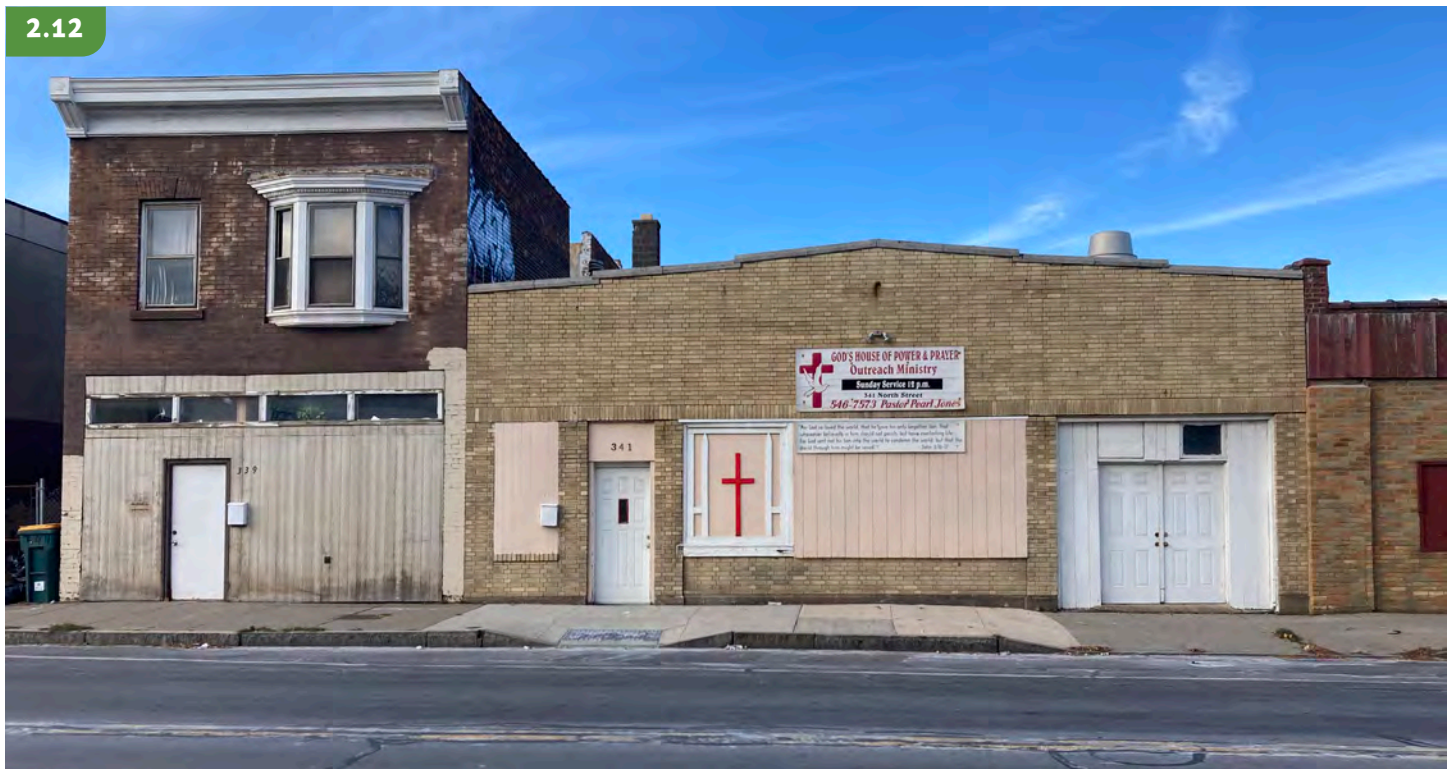
329-333 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1890
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	329-333 North Street is a two story, historic commercial building. The first floor facade is clad in brick and appears to date to the mid-20th century. Second story facade has been covered in stucco, obscuring historic pilasters and cornice. Original window openings intact.		
STATEMENT OF SIGNIFICANCE	<p>Although it has experienced some significant alterations over time, this building is an example of an extant historic, small scale commercial building that retains its overall form.</p> <p>Newspaper articles report a two-alarm fire in the building in 1953, which may explain some of the changes to the facade.</p>		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, consideration should be given to returning the first floor facade to a more traditional storefront form with display windows. While removing the second floor stucco might reveal notable architectural details, it may not be possible to remove it without damaging the brick beneath.</p>		



329-333 North Street

Neighborhood Node 2

339 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1900
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	339 North Street is a historic, two story, brick commercial building with white cornice molding and a second story bay window that was a later addition. The storefront has been covered over with vertical wooden siding. The rear of the building (which once featured a two story porch, as shown by the shadows on the wall and placement of doors and windows) opens onto a small fenced yard.		
STATEMENT OF SIGNIFICANCE	Although it has experienced significant alterations to the storefront, this building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city).		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>		



339 North Street (on left)

2.12

Neighborhood Node 2

341-345 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	N/A	DATE OF CONSTRUCTION	c.1910
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	341-351 North Street is a historic, single story, blonde brick commercial building. Window and door openings on the facade have been infilled but remain legible. A 1995 image on the City of Rochester property info database shows an overhead garage door at the north opening.		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations, this building is an intact example of a typical small scale, single story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city).		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen window and door openings.</p>		

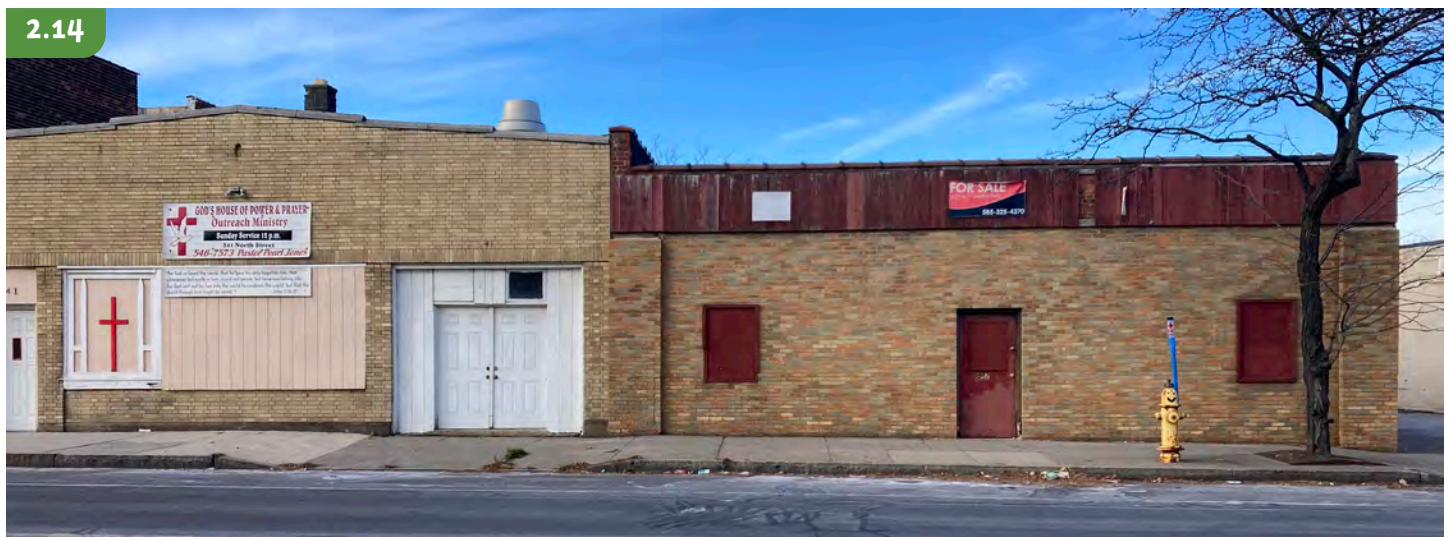
2.13



341-345 North Street (on right)

Neighborhood Node 2

347-351 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	N/A	DATE OF CONSTRUCTION	c.1900
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	347-351 North Street is a historic, single story, brick commercial building. Facade has been significantly altered from its original appearance and appears to have a later brick veneer. Single door entrance and two windows that have been covered over with plywood.		
STATEMENT OF SIGNIFICANCE	Although it has experienced significant alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form.		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, assess options for re-designing facade to provide greater interaction with the street.</p>		



347-351 North Street (on right)

Neighborhood Node 2

355 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	N/A	DATE OF CONSTRUCTION	1947
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	355 North Street is a one story brick commercial building with a symmetrical façade featuring a single entrance centered between two small single pane windows and two larger door-sized openings which have been covered over. The central portion of the facade likely had significantly larger window and door openings originally.		
STATEMENT OF SIGNIFICANCE	<p>This parcel was once the home of the German Methodist Episcopal Church. The current building was constructed in 1947 as an automotive repair shop.</p> <p>Although it has experienced some alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form.</p>		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, assess options for re-designing facade to provide greater interaction with the street.</p>		

2.15



355 North Street

Neighborhood Node 2

368-372 North Street		HISTORIC ADDRESS	368-372 North Street
CURRENT OCCUPANT	N/A	DATE OF CONSTRUCTION	c.1888
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	368-372 North Street is a three story historic, blonde brick commercial building. It features a centered pediment on façade. First floor contains a modern replacement storefront with large display windows. Upper story window openings have been downsized. Evidence of former painted sign in third story of south elevation.		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations, this building is an intact example of a typical three story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city).		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>		

2.16



368-372 North Street

Neighborhood Node 2

360 North Street		HISTORIC ADDRESS	350-366 North Street
CURRENT OCCUPANT	Rochester Glass, Inc	DATE OF CONSTRUCTION	1956
BUILDING TYPE	Historic Commercial/Industrial Building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	360 North Street is a one story, Mid-Century Modern style commercial/industrial building. It features horizontal aluminum and plate glass windows and a stylized Mid-Century style front entrance. The building is set back from the street to provide parking.		
STATEMENT OF SIGNIFICANCE	360 North Street is a distinctive, intact, and rare example of mid-twentieth century commercial architecture. It was the home of printing company, Rochester Monotype beginning in 1956. A 1936 plat map indicates that this lot was the site of the Woodward Playground, which replaced three brick commercial buildings sometime after 1910.		
RECOMMENDATIONS	Retain building and its Mid-Century Modern detailing.		



360 North Street

Neighborhood Node 2

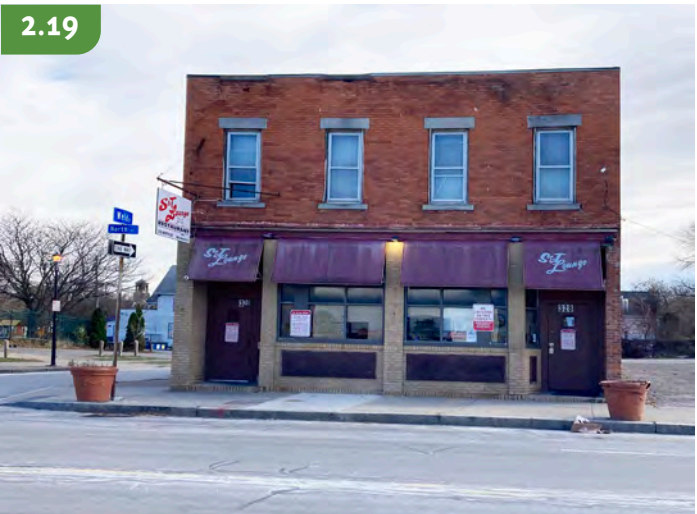
340, 344-346 North Street		HISTORIC ADDRESS	336-340, 344-346 North Street
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1910
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	<p>340 North Street is an empty lot currently being used for parking for 344-346 North Street. It is gravel and the boundaries are marked with bollards. The building formerly located on this site was demolished sometime between 2012 and 2019.</p> <p>344-346 features cast iron columns on the storefront. Although the ironwork is historic, the brick infill and windows are not. The building has recently been repainted and is in good repair. Upper floor window openings retain their original size, with modern windows.</p>		
STATEMENT OF SIGNIFICANCE	<p>A building at this site in 1896 housed the Rochester Casket Factory. Based on historic maps, the current building appears to have either been built between 1900-1910 or to have been a significant alteration/addition to the pre-existing building. A 1909 advertisement promoted a large sale of the “entire stock” of the New York Salvage Co. In the 1940s, a grocery store existed at this location.</p> <p>Although it has experienced some alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form and some of its important architectural detailing.</p>		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>		



350 North Street

Neighborhood Node 2

328-330 North Street		HISTORIC ADDRESS	328-330 North Street
CURRENT OCCUPANT	S&T Lounge Restaurant	DATE OF CONSTRUCTION	c.1860 At least 1875, possibly earlier
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	<p>328-330 North Street is a two story brick, historic commercial building with an adjacent parking lot. The storefront is likely a mid-20th century (or later) alteration. Original window openings remain intact. Front section of the building has lost its cornice, however, the historic cornice remains on the rear wing facing Weld Street.</p> <p>The south wall features a large mural by Sydney G. James (part of the 2022 Wall/Therapy project) called "Homage to the Blueprint" which depicts an energetic singer in the foreground and two silhouettes of a jazz trumpeter and a dancer in the background.</p> <p>310-326 North Street is a large gravel parking lot located between the S&T Lounge and an apartment building next door. It appears to be in regular use.</p>		
STATEMENT OF SIGNIFICANCE	<p>Although it has experienced some alterations to its storefront and appears to have lost its cornice, this building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city). This building is one of the oldest remaining commercial buildings in this node and along this section of North Street.</p> <p>S&T Lounge is one of the few sit-down bar / restaurants in the neighborhood. The building housed restaurant (Albert's Grill) in the 1940s, suggesting that it may have been in continuous use as a restaurant.</p>		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>		



328-330 North Street

Neighborhood Node 2

300-308 North Street		HISTORIC ADDRESS	300-304 and 306-308 North Street
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1880
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	300-308 consists of two brick, three-story historic commercial buildings with storefronts at street level and upper stories. 300 North Street (at right in image) has a distinctive mid to late 20th century stone storefront with aluminum framed windows and 308 North Street features an ornate cast iron storefront with decorative brick and stonework on the upper stories.		
STATEMENT OF SIGNIFICANCE	<p>Both buildings are excellent, intact examples of a typical small scale, two-three story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city). 308 is particularly notable for its largely intact historic storefront. Both buildings are notable for retaining the original window openings on the upper floors. Lastly, both buildings are also several decades older than the majority of the historic commercial buildings in this node, most of which date to the early 20th century.</p> <p>Businesses that occupied these buildings included: Buddy’s Casina at 302 or 304 (at least 1946-mid 1960s, according to 1940s business directory and historical accounts described in Section 1), Hattie M. Martin Beauty Shop (1940s business directory), a restaurant (1988 photo on previous page), International Order of Odd Fellows (1935 plat map)</p>		
RECOMMENDATIONS	<p>Priority Level 1: Retain both buildings. Retain intact historic storefront at 308.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefront at 300. A traditional storefront form with display windows encourages pedestrian activity.</p>		



300 (at right)-308 North Street

Neighborhood Node 2

290-292 , 294-298 North Street		HISTORIC ADDRESS	290-292 and 294-298 North Street (Lyndhurst Theater, World Theater)
CURRENT OCCUPANT	Miracle Valley Deliverance City Church	DATE OF CONSTRUCTION	ca. 1912 (parking/drive paved 1960)
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	<p>Miracle Valley Deliverance City is located in the former World Theatre building. This two story early Art Deco style building has had many alterations to the facade including the removal of the marquee and alteration and infill of historic window and door openings. The upper story is relatively unaltered except for window replacements, but the street level façade has been changed significantly.</p> <p>294-298 North Street is a parking lot used by the Miracle Valley Deliverance City Church located next door. It extends around the back of the church, as well as the building next door, 300-308 North Street.</p>		
STATEMENT OF SIGNIFICANCE	<p>290-292 North Street was originally owned by one of the pioneer German-American residents of Rochester, Abram Boss.</p> <p>The current building started out as the Lyndhurst Theatre in late 1912. It was one of many other Rochester area movie theaters to open with great fanfare around that time period and boasted a locally-made Arthur A. Kohl theater organ. It underwent a few different name changes, becoming the World Theater in the 1920s, and later reopening under new management as The New World Theater in 1933 - a 900 seat theater with offices and commercial spaces for lease upstairs. The New World Theater presented first run Italian films specifically for the Italian population living within the 16th Ward community until the 1950s.</p> <p>The property has changed ownership several times since then and is currently utilized by the Miracle Valley Deliverance City Independent Pentecostal Church. The church is vibrant and well-attended, has strong ties to the community, and are known for their community outreach. For example, they have been serving Thanksgiving meals to those who might not otherwise get a home-cooked meal for over a decade with the help of volunteers from the congregation and other area churches.</p>		
RECOMMENDATIONS	<p>Although alterations to the window and door openings have significantly changed the building's appearance, the overall form and design is still distinct and recognizable. If a future owner were interested, original architectural elements could be restored, though this would require a substantial investment.</p>		

2.21A

Rochester Italians To Have Own Theater

Italians of Rochester will have their own cinema and vaudeville house when the New World Theater at 290 North Street opens today for daily performances from 1 to 11 p. m.

The theater will present first-run Italian films imported from Italy for the benefit of Rochester's Italian community, according to announcement—yesterday from Adolfo Vinci, manager, a former operatic tenor at the Philadelphia Academy of Music and in South America. The first film will be **Italia e Mamma**—Italy and Mother—which will have its first showing in this country, Mr. Vinci said.—An orchestra, singers and comedians will appear in Italian vaudeville.

Workmen have repaired and re-decorated the house, formerly the World Theater, to harmonize with its new programs.

2.21B

The New Lyndhurst Theatre

(Corner Lyndhurst and North Streets)
FORMAL OPENING MONDAY, SEPT. 12TH



Desiring to bring to our patrons a greater degree of comfort and enjoyment, we have completely re-modeled and refurnished every part of this Theatre and installed a mighty \$15,000 pipe organ.

W. Ray Burroughs,
Rochester's Ideal
Organist,
at the Console of the
New Kohl
Lyndhurst Organ



Contractors and Dealers who contributed to the completion of this unusual undertaking—

Compliments and Best Wishes for the success of this venture are extended by

Dr. Joseph A. Incavo
Dentist
and
Lyndhurst Optical Co.
Eye Examined,
Glasses Prescribed
OPEN EVENINGS

LUSK STUDIOS
Decorations
6 TALLENDER STREET

HANSEN ELECTRIC CO.
Wiring and Fixtures
188 NORTH STREET

Opening Feature
Monday, Sept. 12th

KOHL ORGAN CO.
Triumphal Pipe Organ
278 AVENUE C

SCHRADER SIGN. CO.
Signs
319 ORANGE STREET

Rod La Roque
in
RESURRECTION

2.21C



2.21D



290-292 North Street

Neighborhood Node 2

280-286 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	1890,1920
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	280-286 is a two story brick building with cast iron columns at the street level. The entire building has recently been repainted and the door and window openings have been uncovered and reopened. The storefronts are either in use or available to rent.		
STATEMENT OF SIGNIFICANCE	<p>This building is located on a triangle of land bordered by North, Cumberland and Lyndhurst Streets. This island was created when the Inner Loop was originally constructed and buildings on the same block to the south of 270-274 North Street were demolished for this purpose. This building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city).</p> <p>This building is a good example of how first floor storefront forms can be restored, with the goal of encouraging pedestrian activity and activating the streetscape. Revealing door and window openings that were previously covered with plywood and giving the whole building a new coat of paint has made a huge difference. This building was previously boarded up and as a result looked abandoned and uninhabitable.</p>		
RECOMMENDATIONS	Retain building as an important contributor to the North Street streetscape.		



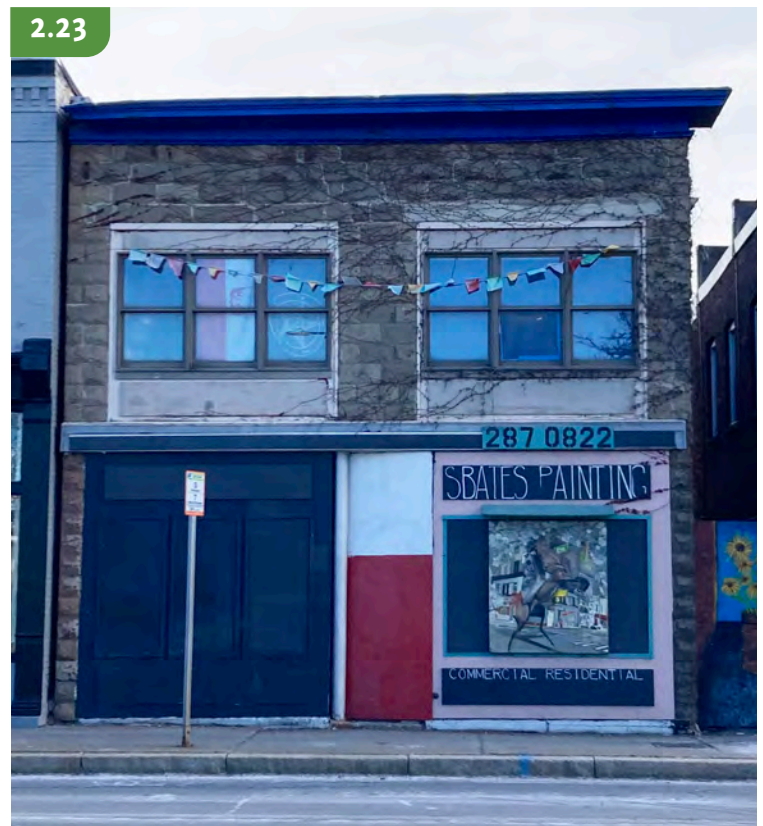
280-286 North Street (2022)



280-286 North Street (present day)

Neighborhood Node 2

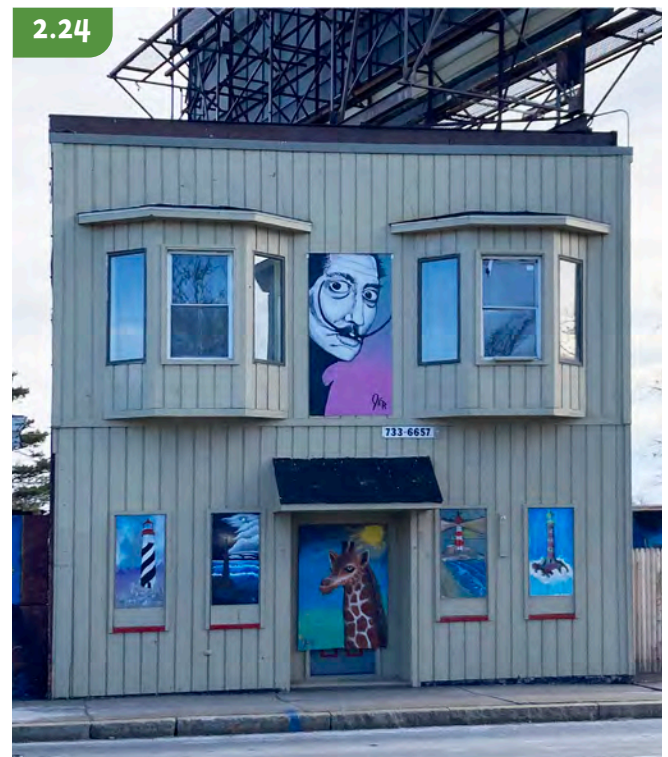
276-278 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1905
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	276-278 is constructed of decorative, cast concrete blocks that mimic rustic stone. The street level storefront has been covered up with plywood and painted. Second floor window openings have been downsized from their original size.		
STATEMENT OF SIGNIFICANCE	This building is located on a triangle of land bordered by North, Cumberland and Lyndhurst Streets. This island was created when the Inner Loop was constructed and buildings to the south of 270-274 North Street were demolished for this purpose. Although it has experienced some alterations, this building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city).		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>		



276-278 North Street

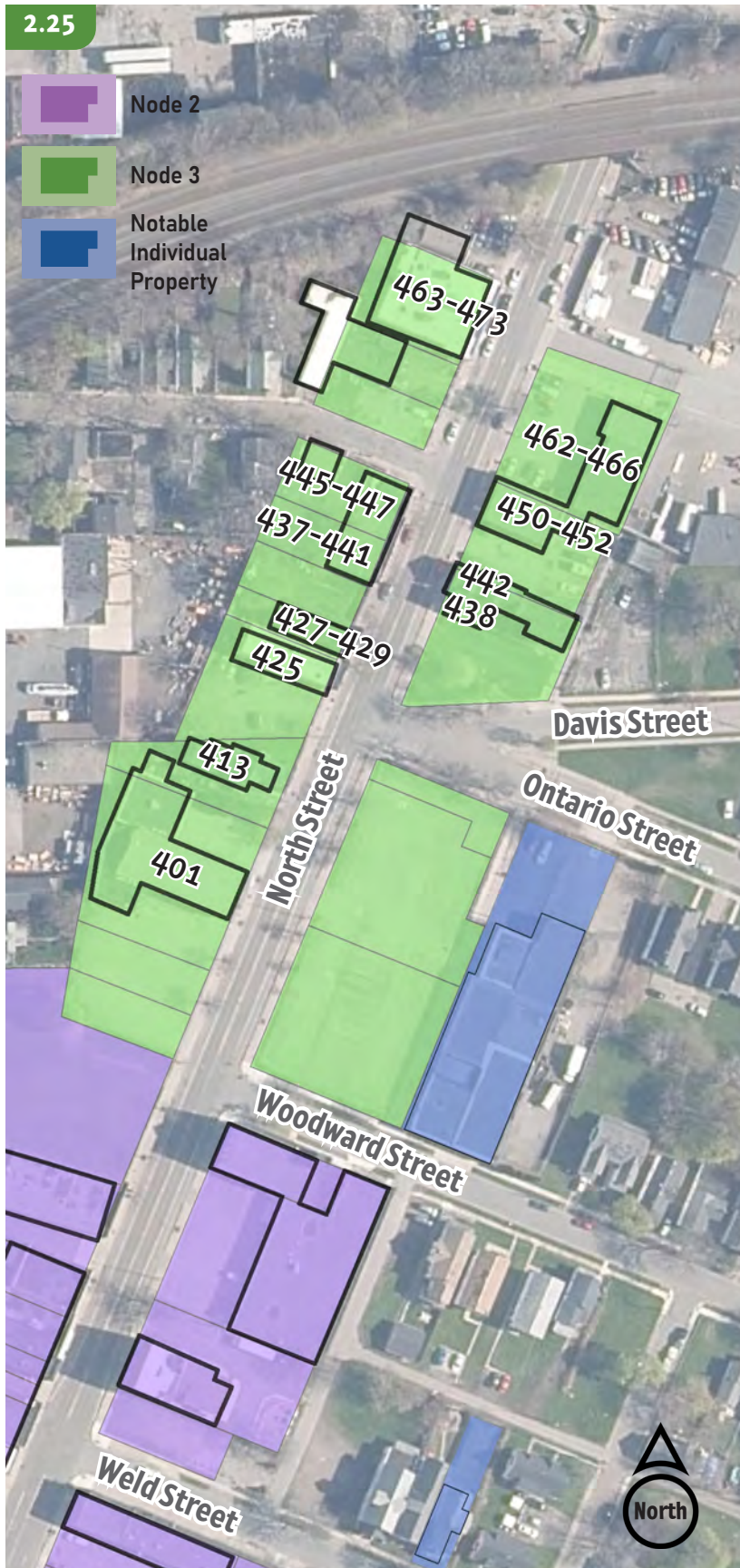
Neighborhood Node 2

270-274 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1905
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	270-274 North Street is a two story brick building. Façade is covered with non-historic vertical wooden siding. Many of the original window openings are covered, particularly on the ground floor, and there is a significant amount of cheerful decoration in the form of painting on the walls and window inserts. On the building's south side, is a concrete-covered outdoor space.		
STATEMENT OF SIGNIFICANCE	This building is located on a triangle of land bordered by North, Cumberland and Lyndhurst Streets. This island was created when the Inner Loop was originally constructed and buildings to the south of 270-274 North Street were demolished for this purpose. Although it has experienced some alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form.		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>		



270-274 North Street

Neighborhood Node 3



Similar to Neighborhood Node 2, this node consists of small scale historic commercial buildings, 1-2 stories in height, and single story buildings used for auto repair and other industrial purposes. It includes established businesses with few empty storefronts at street level, and apartments on the upper floors of historic commercial buildings. There are several vacant lots, including the block between and Ontario Street and Woodward Street that was once occupied by a commercial bakery.

The large number of vacant lots and street-fronting parking areas (particularly north of Ontario Street) make this section of North Street more irregular in streetscape and less comfortable for pedestrians. However, there are many active storefronts that have not been altered like some of those in Node 1. Some have been infilled or altered so that they no longer have display windows. In some cases, exterior walls have been covered in substitute materials and/or upper floor window openings have been altered.

As some of the only remaining commercial buildings in the neighborhood and along this former vibrant commercial spine, these historic buildings and the streetscape are extremely important to the long term health, economic vitality, and character of the neighborhood. To help attract the type of businesses that residents have asked for—a proper grocery store, pharmacy, laundromat, hardware store, etc—a high priority should be placed on the retention and rehabilitation of these North Street buildings. Where practical, when new businesses re-locate to the first floor commercial spaces, the storefront and display windows could be restored. Second floors are excellent candidates for adaptive reuse as relatively affordable housing or offices.

Existing businesses and building occupants should be retained and supported, but there are future opportunities for infill of parking lots with buildings that fill gaps in the streetscape.



401 North Street		HISTORIC ADDRESS	401 North Street (North Street Methodist Episcopal Church)
CURRENT OCCUPANT	Holy Trinity Missionary Baptist Church	DATE OF CONSTRUCTION	1961
BUILDING TYPE	Historic house of worship	ZONING	C-2 Community Center
BUILDING DESCRIPTION	Mid-Century Modern style church, constructed of tan brick, with minimal architecture ornamentation. The building has a low-pitched roof, geometric stained glass windows on the façade and a large cross set to the left of the roof peak.		
STATEMENT OF SIGNIFICANCE	This Mid-Century Modern style church is highly significant due to its association with Thomas W. Boyde Jr., Rochester's first Black architect. Completed in 1961, Holy Trinity Baptist Church is one of a small handful of houses of worship designed by Boyde. Over a career spanning nearly fifty years in Rochester, Mr. Boyde designed over 700 buildings of which over 300 still stand today. His broad body of work includes: bridges, Monroe Community Hospital, restaurants, car dealerships, factories, offices, apartments, and single family homes. He was especially well known for his sleek mid-century modern ranch homes that dot many suburban streets throughout our region.		
RECOMMENDATIONS	<p>Priority Level 1: The best way to ensure the long term preservation of this building is for it to remain in active use.</p> <p>Priority Level 2: Consult with congregation to determine if they would like preservation / fundraising assistance to care for the building.</p> <p>Priority Level 3: Consult with congregation to inquire if they would be interested in listing the building in the National Register of Historic Places. This is an honorary program that does not place restrictions on private property owners.</p>		

2.26A



2.26B



401 North Street

413 North Street		HISTORIC ADDRESS	403 North Street
CURRENT OCCUPANT	Private home	DATE OF CONSTRUCTION	c.1888
BUILDING TYPE	Historic house	ZONING	C-2 Community Center
BUILDING DESCRIPTION	Two story wood frame house with Queen Anne stylistic influences. Although the house has two layers of non-historic siding (asphalt shingle and vinyl, most recently), it retains its overall form and many architectural details, including porch elements and some window surrounds.		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations, this house is an intact example of a late 19th century house, most likely originally constructed as a single family home. It has been altered over the years to fit the needs of the owners.		
RECOMMENDATIONS	Priority Level 1: Retain building as an important contributor to the North Street streetscape. Priority Level 2: Identify opportunities for funding to reveal historic features.		



2.27

413 North Street

Neighborhood Node 3

425 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Small World Books	DATE OF CONSTRUCTION	c.1915
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	425 North Street is a two story, brick commercial building with a commercial space on the ground floor and apartments or office space above. The storefront occupied by Small World Books has a recessed entrance made up of steel supports and green panels and has cast iron pilasters at the corners. The south façade overlooks a parking area and is where the preferred entrance is located. The south elevation features a mural by Alice Pasquini (done in 2014).		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations, this building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city). This building is owned by Small World Books, a used book store that has strong ties to the community.		
RECOMMENDATIONS	425 North Street is an example of the type of mixed use building the residents would like to maintain along the North Street corridor, with commercial space on the ground level and residential on the upper levels. Retain building as an important contributor to the North Street streetscape.		



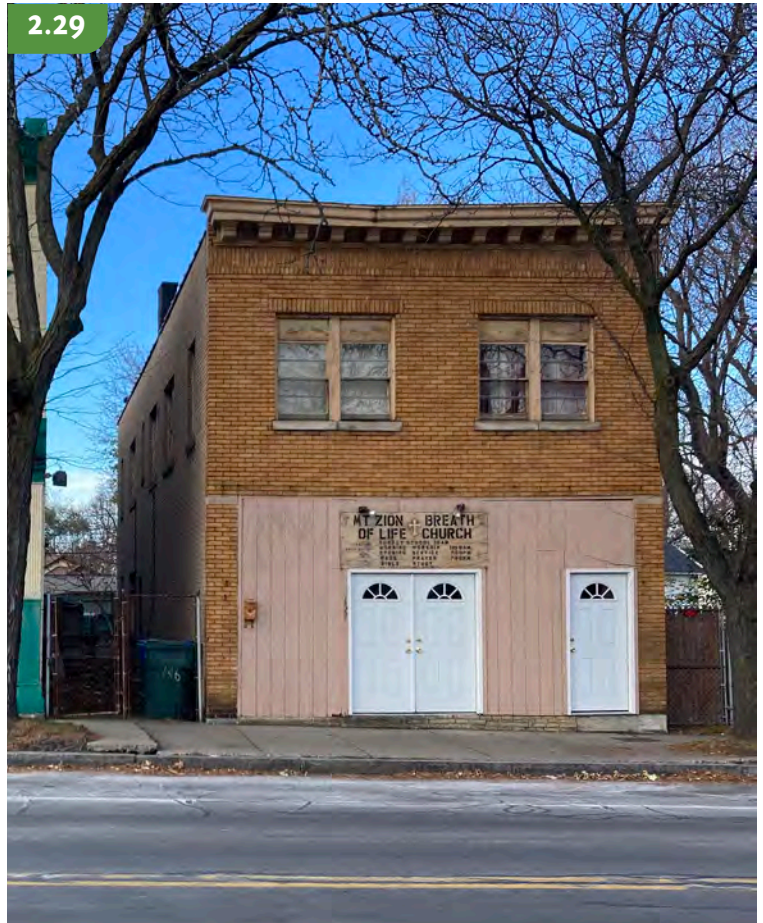
425 North Street



425 North Street

Neighborhood Node 3

427-429 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Church	DATE OF CONSTRUCTION	c.1915
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	427-429 North Street is a small, two story, historic brick commercial building. The storefront has been infilled.		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations, this building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city).		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefront. A traditional storefront form with display windows encourages pedestrian activity.</p>		



427-429 North Street

Neighborhood Node 3

437-441 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Multi-tenant	DATE OF CONSTRUCTION	c.1875
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	<p>437-445 North Street is a two story brick commercial building. The first floor storefronts retain their historic form (recessed entrances and divisions across the facade) as well as cast iron storefront columns, display windows, and covered transom windows. Cornice has been altered/removed.</p> <p>Second floor appears to have later parging/stucco that may be obscuring the full size of the original window openings, which appear to have been downsized.</p>		
STATEMENT OF SIGNIFICANCE	<p>Although it has experienced some alterations, this building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city). This building is particularly notable for its largely intact historic storefronts.</p>		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the North Street streetscape. If at all possible, retain and restore historic storefronts.</p> <p>Priority Level 2: Rehabilitate upper floor, restore original window openings.</p>		



437-441 North Street (445 at far right)

Neighborhood Node 3

445-447 North Street		HISTORIC ADDRESS	441, 445, 447 North Street
CURRENT OCCUPANT	Grill Kingz restaurant	DATE OF CONSTRUCTION	A building has existed on this site since at least 1875. Further research is needed to determine if this building dates to that time period.
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	447 North Street is a one story historic commercial building that is a later addition to its adjoining neighbor to the south. 445 North Street encompasses the northernmost section of the adjoining two-story building. Although the storefront at 447 is a modern replacement, it retains a traditional storefront form with display windows. One story, utilitarian, cast concrete block structure with over head garage doors attached at rear of building.		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations, this building is an intact example of a typical small scale, one story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city).		
RECOMMENDATIONS	Retain building as an important contributor to the North Street streetscape.		



445-447 North Street (445 at far left)

Neighborhood Node 3

463-473 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Ellison Commons	DATE OF CONSTRUCTION	1920
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	463-473 North Street is a historic, two story, brick commercial building consisting of multiple storefronts at street level and a symmetrical second floor, with a stepped parapet roof. Modern storefronts maintain traditional historic storefront components.		
STATEMENT OF SIGNIFICANCE	<p>The building is known most recently as Ellison Commons. In the 1950s, the building was home to Sherman Battery and Auto Supply Co., Inc.</p> <p>The building was rehabilitated in 1987 by local contractor, Henry James, as part of a neighborhood and City-led effort to revitalize properties along North Street. Since that time, the facade has lost some details, including narrow, decorative roof overhangs with clay tile roofs above two sets of second floor windows and a sign panel centered above the second story (remnants of which are visible today).</p> <p>463-473 North Street is an excellent, intact example of a typical two-three story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city).</p>		
RECOMMENDATIONS	Retain building as an important contributor to the North Street streetscape.		



463-473 North Street



463-473 North Street

Neighborhood Node 3

462-466 North Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Tire/automotive	DATE OF CONSTRUCTION	At least a portion of this building existed by 1935. Later additions likely date to the 1950s.
BUILDING TYPE	Historic gas/service station	ZONING	C-2 Community Center
BUILDING & SITE DESCRIPTION	462-466 North Street is a one story, utilitarian, brick auto body shop with an office, five garage bays of varying sizes, and a large parking lot. The building is set back from the street, with the parking lot in front. Originally, at least a portion of the building was clad in stucco.		
STATEMENT OF SIGNIFICANCE	As early as 1943 and as late as 1973, this property was home to Pat Fraina's Sinclair / Fraina's Service. Historic maps indicate that a portion of the service station existed as early as 1935, making this property a relatively early example of an automotive service station.		
RECOMMENDATIONS	Retain building as an important contributor to the North Street streetscape.		



462-466 North Street

Neighborhood Node 3

450-452 North Street

450-452 North Street		HISTORIC ADDRESS	438-444 North Street (unverified)
CURRENT OCCUPANT	Wholesale supplier	DATE OF CONSTRUCTION	1940
BUILDING TYPE	Single use small building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	450 North Street is a two story brick commercial building. The storefront features large plate glass windows and much of the brick is in need of repair.		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form.		
RECOMMENDATIONS	Retain building as an important contributor to the North Street streetscape.		

2.34



450-452 North Street

Neighborhood Node 3

442 North Street		HISTORIC ADDRESS	432 North Street (1910)
CURRENT OCCUPANT	Beauty studio	DATE OF CONSTRUCTION	1900
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	442 North Street is a two-and-one-half story stuccoed gable front building with a commercial space at street level and apartments upstairs. The storefront has been altered from its historic appearance, however, it does retain some measure of transparency. The historic multi-paned steel windows (visible in the 1995 image from the City of Rochester property information database) have been replaced with modern vinyl double hung windows. Stucco cladding dates to at least 1935. (NOTE: 442 and 438 today are located on one parcel, 438-442 North Street)		
STATEMENT OF SIGNIFICANCE	<p>This building appears to have originally existed as a wood frame single family home. Based on historic maps, it appears that a stucco cladding was applied to the house between 1910 and 1935, likely when it was converted to a commercial building.</p> <p>Savoia Pastry Shop was located at this address as early as 1942 and as late as 1966.</p> <p>Although it has experienced significant alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form.</p>		
RECOMMENDATIONS	Retain building as an important contributor to the North Street streetscape.		



442 North Street (present-day)



442 North Street (1995)

Neighborhood Node 3

438 North Street		HISTORIC ADDRESS	440 North Street (1935)
CURRENT OCCUPANT	Insurance agency	DATE OF CONSTRUCTION	c.1920
BUILDING TYPE	Historic commercial building	ZONING	C-2 Community Center
BUILDING DESCRIPTION	438 North Street is a two story rectangular building constructed of textured, cast concrete blocks meant to look like rusticated stone. The storefront has been altered from its historic appearance, however, it does retain traditional storefront elements. (NOTE: 442 and 438 today are located on one parcel, 438-442 North Street)		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations, this building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city). It is particularly significant as a rare example of a cast concrete block commercial building.		
RECOMMENDATIONS	Retain building as an important contributor to the North Street streetscape.		



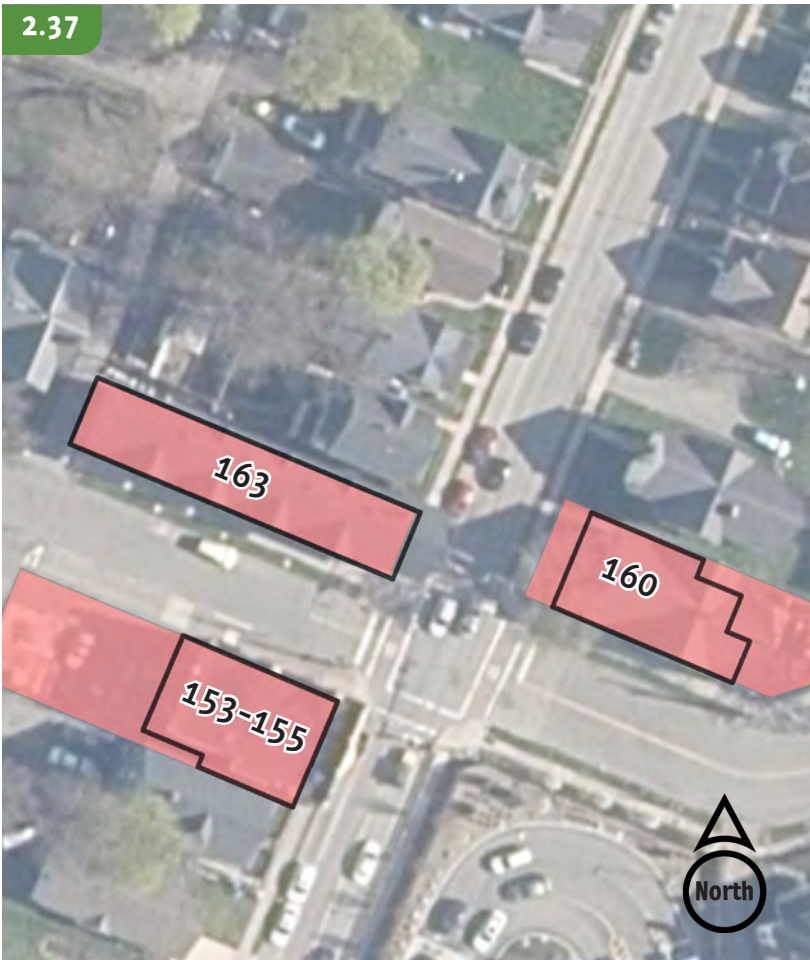
438 North Street



Now-demolished buildings that were located to the right (south) of the existing building

Neighborhood Node 4

2.37



Node 4 is located at the intersection of N. Union Street and Weld Street. The owner of the car wash at the southeast corner chose not to place the structure at the corner facing both streets. It is important, therefore, to maintain the buildings at the other three corners.

Node 4 contains two unique and architecturally significant buildings--163 N. Union Street and 153-155 N. Union Street. A high priority should be placed on the continued stewardship and preservation of these important anchor buildings. Combined with the large residence at 160 N. Union Street (not surveyed) and recent curb bumpouts, these historic buildings create an appealing feeling of urban density and walkability at this intersection.

Neighborhood residents have expressed a clear interest in helping to facilitate routes to homeownership through the construction of single-family infill houses that are sympathetic to the surrounding landscape. This can be achieved through the construction of freestanding single family homes, but another viable option is to model future medium-density infill upon this type of townhouse / attached rowhouse building (#163 on the map). Such buildings could be designed to feel more modern, but would pay homage to this unique architectural style.

2.38



163 N. Union Street

Neighborhood Node 4

163 North Union Street		HISTORIC ADDRESS	142-150 Weld Street
CURRENT OCCUPANT	Private residences	DATE OF CONSTRUCTION	c.1910
BUILDING TYPE	Historic multi-family residence / "Rochester Rowhouse"	ZONING	Marketview Heights Urban Renewal District / R-2 Medium Density Residential
BUILDING DESCRIPTION	<p>This multifamily residence represents a building type that seems to be unique to Rochester and does not exist in other upstate NY cities. This building type does not yet have a definitive name, however, it is sometimes informally referred to as a "Rochester Rowhouse." There are at least three or four different examples of this type of dwelling in the northeast quadrant of Rochester, but this is the only one located in this neighborhood.</p> <p>The apartment building is two-and-one-half stories high with Queen Anne and Craftsman style detailing, a brick first story, and a cedar shingle-clad second story. It consists of eight townhouse style apartments. It was constructed as a six-unit building, but has undergone interior renovations to expand the number.</p>		
STATEMENT OF SIGNIFICANCE	<p>Constructed between 1900 and 1910. This building type proliferated in other city neighborhoods as developers attempted to meet the needs of an early 20th century real estate boom and increased demand for urban housing.</p> <p>163 N. Union is the only remaining example of this building type in the 16th Ward (one other similar structure was built at the corner of Scio and Woodward Streets, however, this building was demolished and the lot remains vacant). It is architecturally significant as an example of this building type. The building underwent rehabilitation in 1990s.</p>		
RECOMMENDATIONS	This building type could provide inspiration for modern infill development that meets residents' desires for human-scaled housing.		



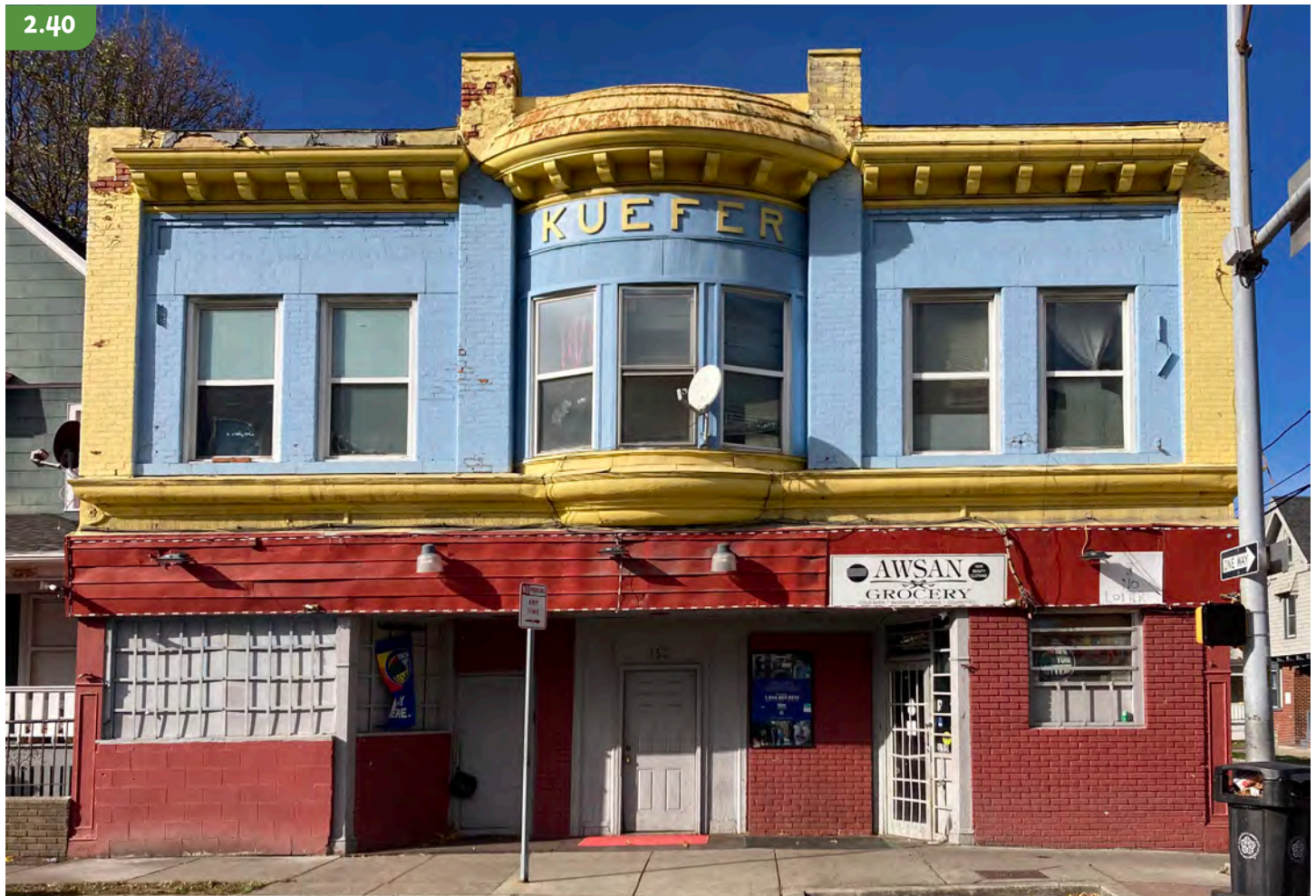
163 N. Union Street



163 N. Union Street



153-155 North Union Street		HISTORIC ADDRESS	151-155 North Union Street
CURRENT OCCUPANT	Awsan Grocery Store	DATE OF CONSTRUCTION	c.1900
BUILDING TYPE	Historic commercial building	ZONING	Marketview Heights Urban Renewal District / R-2 Medium Density Residential
BUILDING DESCRIPTION	<p>Built sometime between 1888 and 1900, 153-155 North Union Street is a two story, brick, historic commercial building. The first floor houses a food market and is painted in a colorful red, yellow and pale blue color scheme. The storefront has been mostly infilled and the historic sign band has been covered. Large letters above the centered, second floor bay window read "KEUFER". The roofline cornice and bay window are particularly remarkable and unusual for this building type and scale. An elaborate memorial mural for Emilio Quintana (4/1/47 - 5/15/91) by Luis Zarate "Congo" is located on the northern side of the building, on Weld Street.</p>		



153-155 N. Union Street

Neighborhood Node 4

STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form and many of its historic details.
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the N. Union Street streetscape.</p> <p>Priority Level 2: The building needs general maintenance including brickwork and repainting. Consult with owner to inquire if they would be interested in listing the building in the National Register of Historic Places. This is an honorary program that does not place restrictions on private property owners.</p> <p>Priority Level 3: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>



2.41

153-155 N. Union Street

Neighborhood Node 5

2.42



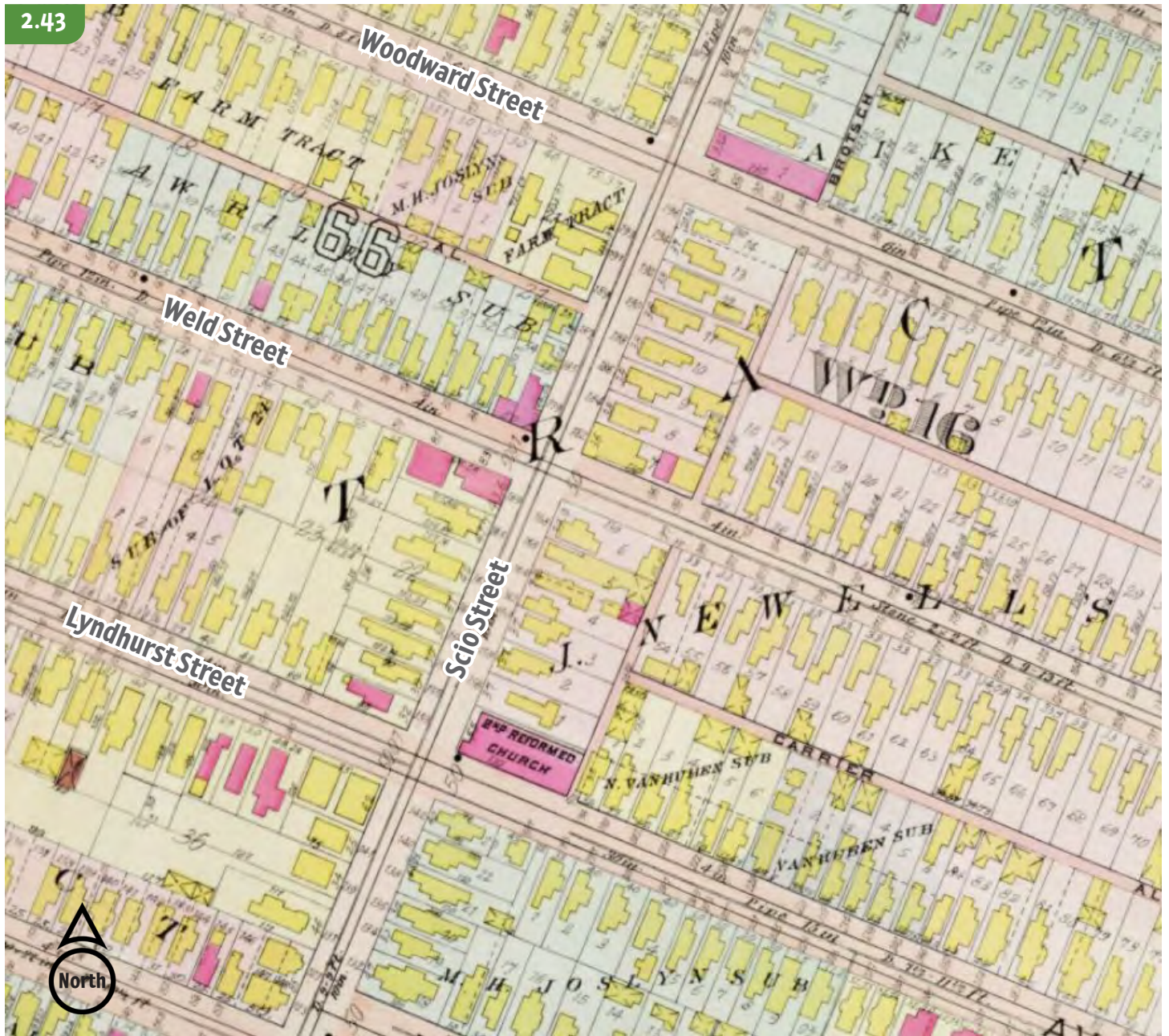
Node 5 is located at the intersection of Scio Street and Weld Street. The buildings at the southwest and southeast corners of the intersection are a prime example of the type of small, neighborhood-serving commercial pockets that existed outside of major commercial corridors like North Street. Historically, they would have provided basic goods and services to residents living nearby, and were likely occupied by everyday businesses like butchers, bakers, barbers, etc. Owners may have lived in the upper floors or in homes nearby.

These two brick buildings were once surrounded by mostly wood frame houses that lined Scio and the adjacent streets (see Figure 2.43, a 1910 plat map of the area). Node 5 looked like almost a century ago. The two commercial buildings that remain were some of the few non-residential structures in the area, making them important to preserve.

Though this is a predominantly single-family neighborhood, a certain level of density is required to support small neighborhood businesses. The long term goal around this node should be to rebuild some of the density by infilling vacant lots with additional housing of the same scale and character as the existing homes.

Neighborhood Node 5

2.43



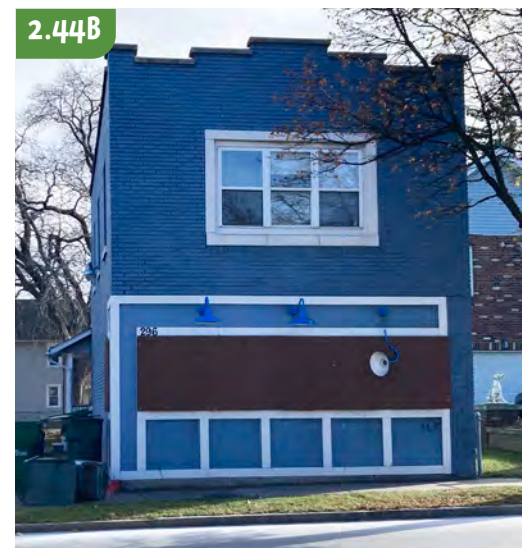
1910 Plat Map

Neighborhood Node 5

296 Scio Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1915
BUILDING TYPE	Historic commercial building	ZONING	Marketview Heights Urban Renewal District / R-2 Medium Density Residential
BUILDING DESCRIPTION	296 Scio Street is a historic, two story, brick commercial building with a stepped parapet roof. All window and door openings have been retrofitted with new vinyl windows. The storefront has been altered from its historic appearance and at least partially infilled. One-story wood frame addition attached to rear elevation.		
STATEMENT OF SIGNIFICANCE	Pasquale Saraceno operated a grocery in this building as early as 1934 through at least 1945. Although it has experienced some alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form.		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the Scio Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>		



296 Scio Street



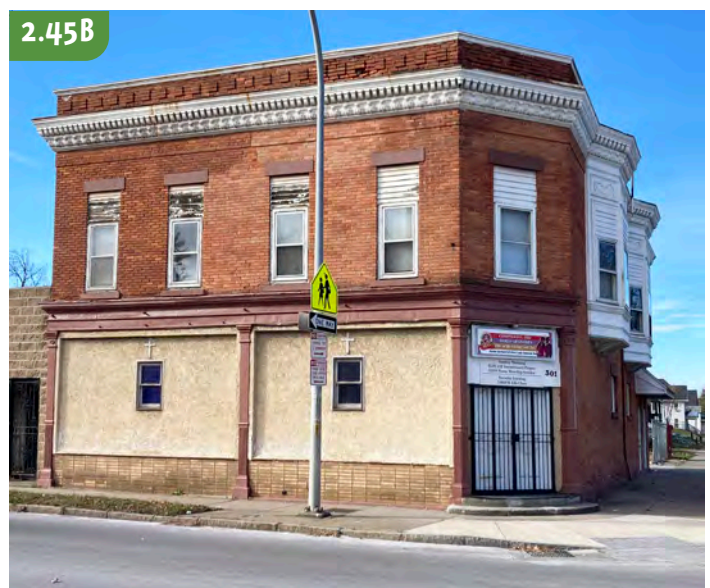
296 Scio Street

Neighborhood Node 5

301-303 Scio Street		HISTORIC ADDRESS	171 Scio Street
CURRENT OCCUPANT	First Born Church of the Living God	DATE OF CONSTRUCTION	1905, 1989
BUILDING TYPE	Religious	ZONING	Multiple districts
BUILDING DESCRIPTION	301-303 Scio Street is a historic, two story, brick commercial building. Although the storefront has been infilled, it does retain cast iron columns. An elaborate, Colonial Revival style decorative cornice runs just below the parapet roofline. Two bay windows with supported by scrolled brackets are located on the second floor facing Weld Street. All second floor window openings have been downsized and fitted with replacement windows. There is a 1989 concrete block addition to south elevation.		
STATEMENT OF SIGNIFICANCE	Although it has experienced some alterations, this building is an intact example of a typical small scale, two story commercial building found on commercial spines throughout the 16th Ward neighborhood (and on commercial spines throughout much of the city). It is particularly notable for its Colonial Revival inspired detailing around the cornice and bay windows.		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the Scio Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity. If/when practical, return second floor windows to their original size.</p>		



301-303 Scio Street



301-303 Scio Street

Neighborhood Node 6

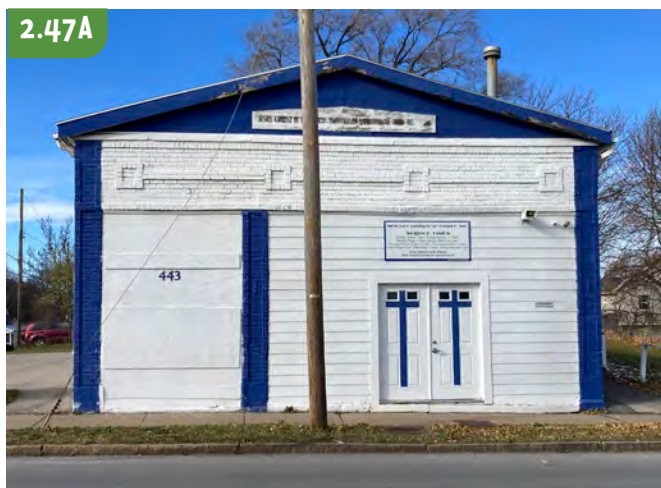
Node 6 is located around the intersections of Lewis and Ontario Streets with Scio Street. The three buildings surveyed are all occupied by community organizations and religious congregations, and include a neighborhood park. Though the buildings are spaced apart and don't currently have a relationship to one another, the node as a whole has the potential to be a future neighborhood center.

Node 6 has experienced a large number of demolitions and vacancies, which led to the creation of a park on what was previously over a dozen residential lots. The park presents an opportunity for future development that complements the community center and religious buildings.



Neighborhood Node 6

443-447 Scio Street		HISTORIC ADDRESS	443 Scio Street
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1920
BUILDING TYPE	Historic commercial building	ZONING	Marketview Heights Urban Renewal District / R-2 Medium Density Residential
BUILDING DESCRIPTION	443-447 Scio Street is a gable front brick rectangular plan building. There is decorative brickwork above the double door entrance and plain brick infill to the right. The gabled roof appears to be a later alteration; the building likely had a flat roof with parapet, typical of early 20th century, neighborhood-scale commercial buildings.		
STATEMENT OF SIGNIFICANCE	<p>This building had a variety of uses throughout its early history: in the late 1920s it may have housed an ice cream parlor; by 1930 it housed the Scio Bakery Shop; by 1932, it served as the headquarters of the 16th Ward Roosevelt Democratic Club; by 1937 and continuing into the 1940s, it was the headquarters for the 16th Ward Republican Club; and by 1947, it housed a meat market run by Anthony Pellegrino.</p> <p>Although it has experienced some alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form.</p>		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the Scio Street streetscape.</p> <p>Priority Level 2: If/when practical, redo/reopen street level storefronts. A traditional storefront form with display windows encourages pedestrian activity.</p>		



443-447 Scio Street



443-447 Scio Street

Neighborhood Node 6

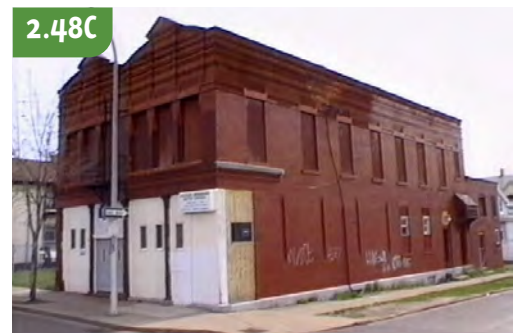
402 Scio Street		HISTORIC ADDRESS	236 (1910) and 400 (1935) Scio Street
CURRENT OCCUPANT	Unknown	DATE OF CONSTRUCTION	c.1870
BUILDING TYPE	Historic commercial building	ZONING	Marketview Heights Urban Renewal District / R-2 Medium Density Residential
BUILDING DESCRIPTION	402 Scio Street is a historic, two story, brick commercial building. Although the storefront has been infilled with vinyl siding, it retains the historic cast iron Corinthian columns, decorative end post, and brick and metal storefront cornice. Roof shape has been altered. A 1995 image on the City's property information database shows the parapet cornice with elaborate decorative brickwork. The parapet was subsequently removed and replaced with a gabled roof.		
STATEMENT OF SIGNIFICANCE	<p>Although it has experienced some significant alterations over time in order to accommodate contemporary uses, this building is an example of an extant historic, small scale commercial building that retains its overall form.</p> <p>The 1911-1912 Sanborn Maps indicates that the first floor was divided at the center with a saloon in the southern space and a store in the northern space. This building is also labeled 'Sausage Factory' on the same map (Sheet 134). Historic maps show a building on this site as early as 1875.</p>		
RECOMMENDATIONS	Since small storefront churches located in this type of building sometimes outgrow their spaces and move to other locations, it is always important to take into account the potential that the tenants of 402 Scio Street might change at some point in the future. In the event that the Fountain Ministry Baptist Church decides to move elsewhere, infill could be removed and the storefront could be restored by adding plate glass display windows and a more period appropriate entrance. The second floor could remain apartments.		



402 Scio Street (present-day)



402 Scio Street (present-day)



402 Scio Street (1995)

Neighborhood Node 6

53-57 Lewis Street		HISTORIC ADDRESS	43-53 Lewis Street (unverified)
CURRENT OCCUPANT	Lewis Street YMCA Neighborhood Center	DATE OF CONSTRUCTION	c.1920
BUILDING TYPE	Benevolent	ZONING	R-2 Medium Density Residential
BUILDING DESCRIPTION	53 Lewis Street consists of a one-story brick commercial structure with concrete block belt courses as well as two-story brick gymnasium. It is located adjacent to the Lewis & Scio Playground, which is made up of 15 properties owned by the City of Rochester.		
STATEMENT OF SIGNIFICANCE	<p>The Center was founded in the fall of 1907, by a group of middle class women and men concerned about the quality of life among Rochester’s Italian immigrant population. Modeled after the Practical Housekeeping Centers of New York City, the Practical Housekeeping Center of Rochester, as it was then called, started in a two-story house on Davis Street in the Italian 16th Ward. Soon finding its quarters much too crowded, the Housekeeping Center moved to Lewis Street in 1911, and in that same year was incorporated under New York State law. In 1926, the Housekeeping Center changed its name to the Lewis Street Center, signaling, after the fact, a change of emphasis from teaching Italian immigrants housekeeping and childcare techniques to providing a much broader range of service to all members of the Italian immigrant community in the 16th Ward. Expansion of services during the Center’s history was accompanied by an increase in physical plant as the Center purchased property and built special facilities for its programs. The second and third quarters of the century saw increasing contact between the Center and other city and national social organizations as the Center attempted to adapt to changing trends both in the community it served and in the development of social services in America. (<i>Refer to page 12</i> in the Historic Context for a historic photo of the houses that served as the Lewis Street Settlement prior to their demolition in the 1980s).</p> <p>The Lewis Street Center is still vitally active among Rochesterians today, especially among Black and Spanish-speaking Americans who have moved to the surrounding neighborhood since 1950⁶¹. Today the center is still a gathering place and hub within the community.</p>		
RECOMMENDATIONS	Continue to use and maintain this building for community-serving purposes.		



53-57 Lewis Street (present-day)



Lewis Street Center, 1935. The two houses at 53 and 57 Lewis Street were demolished sometime between 1980 and 2020, when the facility was expanded as a childcare center.

Notable Individual Properties



270 Scio Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	New Bethel CME Church Former Second Reformed Church	DATE OF CONSTRUCTION	1888
BUILDING TYPE	Historic house of worship	ZONING	Marketview Heights Urban Renewal District / R-2 Medium Density Residential
BUILDING DESCRIPTION	Brick Romanesque Revival style church. It features an array of colorful stained glass windows framed in white and a large multi-story tower on the southwestern corner that is topped by a pyramidal roofed cupola or bell tower. Medina sandstone foundation, a locally quarried stone with a distinctive reddish-brown color that became popular in the late 19th century and was often used for large structures such as churches, municipal buildings and private residences throughout our region.		
STATEMENT OF SIGNIFICANCE	<p>270 Scio Street is architecturally and historically significant. New Bethel was designated a City of Rochester Landmark in 2018 (<i>see page 106</i>). It is eligible for listing in the National Register of Historic Places.</p> <p>The history of this church is distinctive, as it reflects two eras of Rochester development: the history of Dutch immigration to Rochester in the late 19th century and the city's expanding African-American community in the mid-20th century. The church was originally built in 1888 for the congregation of Rochester's Second Reformed Church, whose members of Dutch heritage wished to offer worship services in English (while the First Reformed Church congregation continued to worship in the Dutch language).</p> <p>The construction of this church signaled the Dutch community's growth and prosperity, as demonstrated by the sophisticated design and quality building materials. Designed by architects Jay Fay and Otis Dryer, the church was one of this firm's earliest commissions (#13). The largest and most imposing building in its immediate neighborhood, the church represents one of the signature projects of this Rochester firm, which developed a specialty in church architecture during its 90-year existence.</p> <p>With shifting demographics after World War II, the congregation of Second Reformed Church relocated to Brighton, where many residents of Dutch heritage had moved and their Scio Street church was purchased by New Bethel CME Church in 1954. New Bethel CME Church was founded in Rochester in 1923 and by 1952 was seeking a larger house of worship. The expansion of their membership reflected the growing number of African American residents who moved to Rochester during the 1950s and '60s.</p>		

Notable Individual Properties

<p>STATEMENT OF SIGNIFICANCE (continued)</p>	<p>New Bethel CME church has a long history of social justice and community advocacy. In 1958, the church hosted an address organized by the local NAACP chapter in commemoration of the 1957 Brown v. Board decision that outlawed segregation in public schools.⁶² It offered performances by Black musicians, hosted an early Head Start school nursery school⁶³ in the 1960s, and was the site of some addresses by FIGHT organizer Franklin Florence. The church was also one of several places damaged in a October 1970 bombing spree that also targeted government buildings downtown. Under the leadership of Rev. Raymond Graves, the church was the site of many coordinated actions by the United Church Ministries, a coalition of about 125 Black churches in the area at its peak in the early 1980s. They protested police inaction on homicides in Black communities; protested against multipurpose community centers proposed by the United Way that they feared would take power from neighborhood leaders⁶⁴; and protested against South African apartheid in the late 1980s. A Black Boy Scout troop formed there in 1964.</p> <p>The current congregation have been excellent stewards of this historic property, recently completing a \$500,000 full renovation of the church's interior and are working toward raising money to supplement grant funding for masonry restoration.</p>
<p>RECOMMENDATIONS</p>	<p>Continue to use and maintain this building for community-serving purposes.</p> <p>Consider pursuing National Register of Historic Places listing.</p>

2.50



270 Scio Street

Notable Individual Properties

199 Lewis Street		HISTORIC ADDRESS	83 Lewis Street
CURRENT OCCUPANT	Private home	DATE OF CONSTRUCTION	c.1900
BUILDING TYPE	Historic House	ZONING	Marketview Heights Urban Renewal District / R-2 Medium Density Residential
BUILDING DESCRIPTION	This charming one-and-a-half story gable front house is sided with distinctive brick patterned asphalt shingles. Its roof has a steeper pitch than many other houses of a similar size, shape and age, and the windows are topped with triangular pediments. There is simple wooden decoration under the gable.		
STATEMENT OF SIGNIFICANCE	199 Lewis Street is significant as an intact example of early 20th century working class housing, with an unusual detailed asphalt shingle siding. It is particularly notable on a block that has experienced a significant number of demolitions.		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the Lewis Street streetscape and as an impressive, intact example of historic housing in the neighborhood.</p> <p>Priority Level 2: Explore funding assistance opportunities for owner occupants of properties such as this. Roof will require attention soon.</p>		



199 Lewis Street

Notable Individual Properties

10 Woodward Street		HISTORIC ADDRESS	10-12 Woodward Street
CURRENT OCCUPANT	House of Mercy (warehouse) Former General Baking Co. Garage	DATE OF CONSTRUCTION	c.1930
BUILDING TYPE	Historic garage	ZONING	C-2 Community Center
BUILDING DESCRIPTION	10 Woodward Street is a large, utilitarian, one story brick industrial building with concrete block infill in the window openings. The main accessible entrance is next to a garage bay door off of Woodward Street, although there are at least two side entrances in other areas. There are four loading docks that are accessible via Ontario Street. Simple decorative brickwork along front cornice.		
STATEMENT OF SIGNIFICANCE	<p>According to the 1935 plat map, 10 Woodward Street was once used as the garage for the General Baking Company, which was located just across Baker's Lane at 392 North Street. At that time, General Baking Co. occupied at least five of the buildings on that block of North Street. None of those buildings remain today. The garage was built between 1910 and 1935.</p> <p>The building is significant as an early 20th century example of commercial industrial architecture.</p>		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important legacy of the neighborhood's commercial history.</p> <p>Priority Level 2: If the opportunity arises in the future for a new use, this would be an excellent potential candidate for a grocery or hardware store. The building is well set up to receive tractor trailer shipments and has ample available parking. It's set back from the main road, but not in a way that would make it inaccessible to those on foot. It could easily be adapted for one or both of those purposes.</p>		



100 Woodward Street

Notable Individual Properties

24 Ontario Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Private home	DATE OF CONSTRUCTION	c.1860
BUILDING TYPE	Historic House	ZONING	R-2 Medium Density Residential
BUILDING DESCRIPTION	24 Ontario Street is a two story, gable front, Greek Revival style, brick house. The façade features a non-historic full width entrance porch and there is a smaller side entrance. The windows have been replaced, but otherwise the building is relatively intact. It features decorative brick corbeling along the cornice and cornice returns.		
STATEMENT OF SIGNIFICANCE	24 Ontario is significant as one of the earliest houses in the neighborhood and one of just a few Greek Revival style houses remaining in the neighborhood. It is also notable as an example of the style executed in brick.		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the Ontario Street streetscape and as an impressive, intact example of historic housing in the neighborhood.</p> <p>Priority Level 2: Explore funding assistance opportunities for owner occupants of properties such as this.</p>		



24 Ontario Street

Notable Individual Properties

29-31 Ontario Street		HISTORIC ADDRESS	29 Ontario Street
CURRENT OCCUPANT	Private home	DATE OF CONSTRUCTION	c.1870 and c.1920
BUILDING TYPE	Historic House, Multi-Family, Historic Commercial Building	ZONING	R-2 Medium Density Residential
BUILDING DESCRIPTION	<p>Original house: Simple, two-story, brick, Greek Revival style house with gable front roof. Cross-gable wing. Non-historic, shed-roofed, enclosed porch on front elevation.</p> <p>Rear addition: Two-story, brick, flat-roofed apartment wing.</p> <p>Corner commercial building (31 Ontario Street): Small one story brick building with a distinctive storefront with a door set at a 45° angle to the walls and decorative brickwork. Openings that once probably housed plate glass display windows have been filled in with vertical wood siding. Decorative brickwork along cornice.</p>		
STATEMENT OF SIGNIFICANCE	<p>This property is notable for the evolution of buildings and uses it represents. The original Greek Revival style house likely dates to the 1860s-70s. A later flat-roofed addition to the rear elevation dates to the 1920s-30s and replaced an earlier, smaller wood frame addition. This rear wing was likely added to accommodate the growing demand for housing in the years following World War I. Lastly, a small, brick, one-story commercial storefront was added to the corner of the property. Small-scale commercial additions like this were often added onto the front of pre-existing single or multi-family homes in the early 20th century.</p> <p>The commercial building appears to have functioned as a grocery store for most of its history. The evolution of ownership reflects evolving demographics in the neighborhood as well, as it shifted from an Italian immigrant neighborhood to a Latino/a neighborhood. John Polizzi ran a grocery there during the 1920s, through at least 1939. Newspaper notices and articles also reference Pedro Ortega and Jose Rentes as operators and owners of the business in the 1960s.</p>		
RECOMMENDATIONS	This entire property is an excellent candidate for reuse. Retain commercial addition and restore storefront.		



29-31 Ontario Street

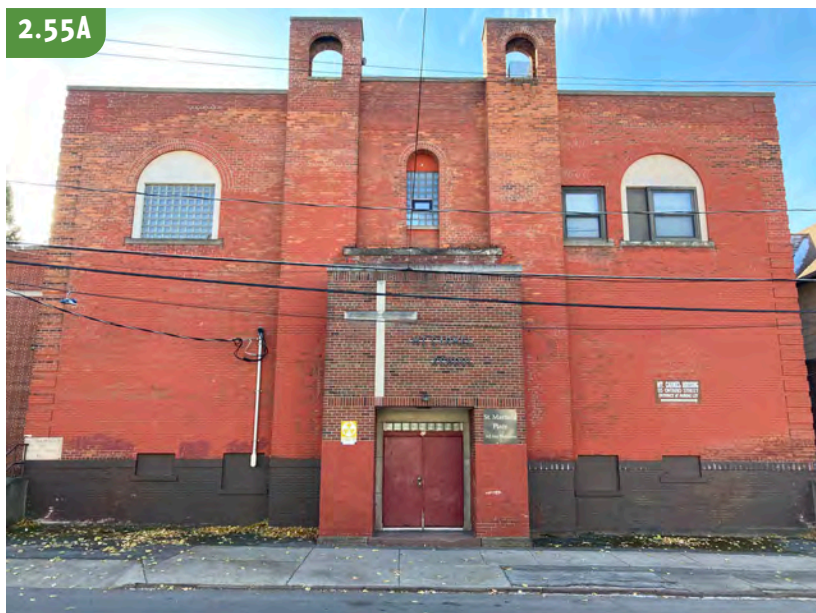


29-31 Ontario Street

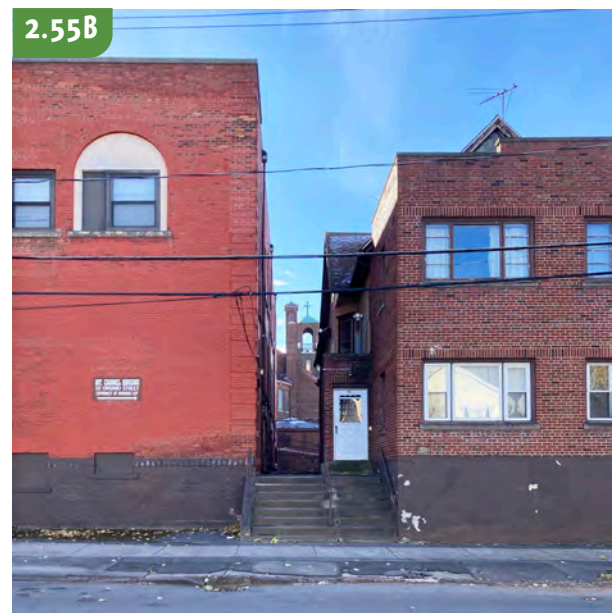
Notable Individual Properties



55 Ontario Street / 60 Woodward Street		HISTORIC ADDRESS	55 Ontario Street
CURRENT OCCUPANT	Redeeming Word Christian Center Former Our Lady of Mount Carmel campus	DATE OF CONSTRUCTION	1909, 1920, 1929, 1940
BUILDING TYPE	Historic houses of worship Historic school building Historic rectory and convent Historic house	ZONING	C-2 Community Center
BUILDING & SITE DESCRIPTION	<p>There are several buildings on this religious campus:</p> <p>(1) Facing Ontario Street is the original house of worship, which subsequently became the school after construction of the second house of worship facing Woodward Street. The building's facade was significantly altered/rebuilt after a fire in 1955.</p> <p>(2) Facing Ontario St, to the east of the first church is a Mid-Century Modern style, two story, brick convent with flat roof. This building remains remarkably intact for a Mid-Century Modern building. It retains its original metal awning windows, concrete entrance surround, concrete coping above second story windows.</p> <p>(3) Facing Ontario Street, to the west of the first church is a two-and-one-half story Queen Anne style house with an early 20th century, two story, brick, flat-roofed apartment addition on the front elevation. This building served as the rectory.</p> <p>(4) Facing Woodward Street, the second house of worship. An impressive brick church with front gabled roof, Romanesque and Mediterranean Revival stylistic influences, and intact bell tower. Buttresses line the side elevations.</p>		

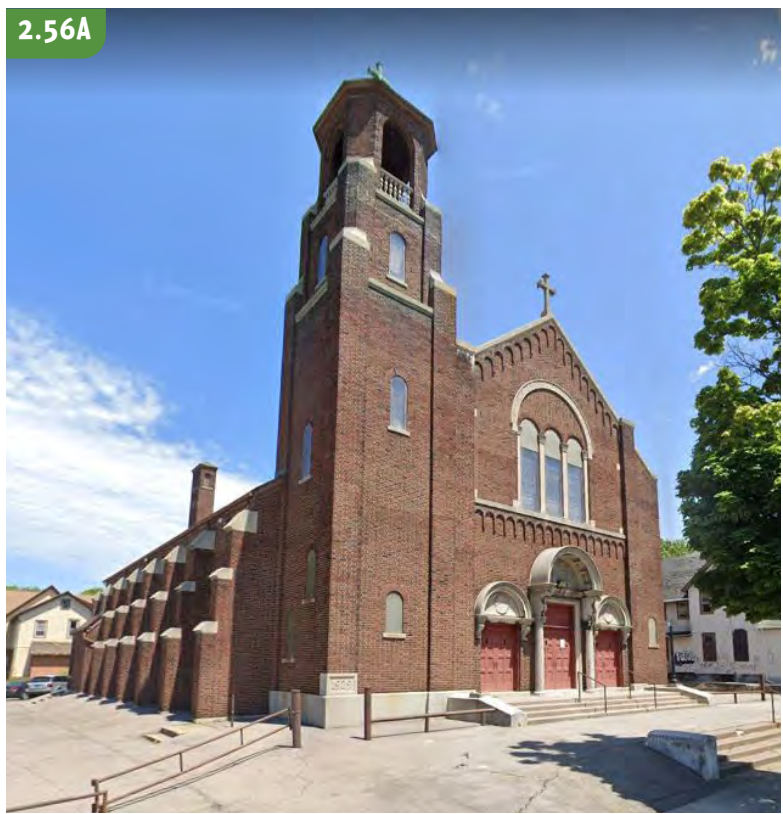


55 Ontario Street

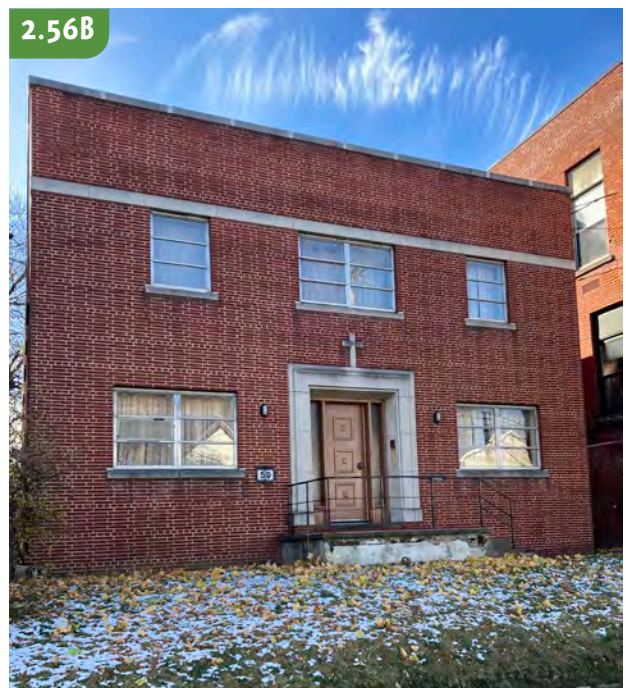


55 Ontario Street

<p>STATEMENT OF SIGNIFICANCE</p>	<p>The original church (building #1 above) was built in 1909. The Woodward-facing church (building #4 above) was built in 1929, at which time building 1 was converted to use as a school.</p> <p>The buildings on the former Mt. Carmel campus--in particular the 1929 church--are architecturally significant. Perhaps more importantly, they are historically significant as they help tell the story of the evolution of the neighborhood from a neighborhood of predominantly Italian immigrants in the early 20th century to a predominantly Latino/Latina neighborhood following World War II. The church is particularly significant for its connection to the neighborhood's Puerto Rican history and the important role it played in resident-led advocacy in the 1970s-80s (led by Relton Roland and the Spanish Action Coalition and aided by Rev. Tracy).</p>
<p>RECOMMENDATIONS</p>	<p>Priority Level 1: Conduct outreach to current congregation and offer assistance with planning and funding building repairs, if desired.</p> <p>Priority Level 2: The most straightforward use for any historic house of worship is as another house of worship, regardless of denomination. However, given the general trends in the US, it is likely that at some point in the future an entirely different use may need to be considered for the 1929 sanctuary. Other historic Catholic campuses in the city have been successfully adapted to new, community-oriented uses. Projects such as the Holy Rosary Apartments (414 Lexington Avenue) serve as excellent examples of successful adaptive reuse. A campus such as this may be appealing to affordable housing developers such as Home Leasing, Providence Housing.</p>



60 Woodward Street



55 Ontario Street

See Figures 14, 15A, and 15B in Section 1 for additional historic images.



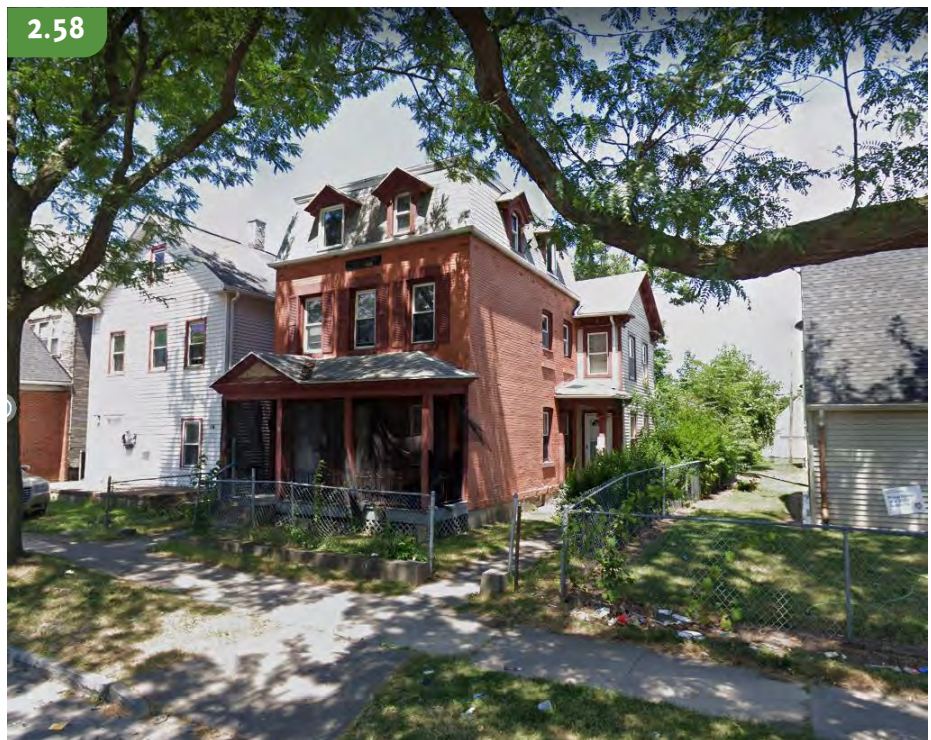
200 University Avenue		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	City of Rochester World of Inquiry School No. 52 / Chester Dewey School No. 14	DATE OF CONSTRUCTION	1915-1916
BUILDING TYPE	Historic school	ZONING	R-2 Medium Density Residential
BUILDING DESCRIPTION	The school is an impressive two-story brown brick structure on a stone foundation with a two-story arcade that includes alternating stone and brick decorative architectural elements and Tuscan columns.		
STATEMENT OF SIGNIFICANCE	<p>As stated in the 1985 National Register Nomination - The Chester Dewey School is architecturally significant in the neighborhood and the City of Rochester as an unusually distinguished example of early twentieth century public school design. Designed by prominent Rochester architect Edwin S. Gordon and built between 1915 and 1916, the eclectic design freely combines elements and details inspired by the Italian Renaissance including its eleven bay loggia, its finest and most unusual feature. It is the only historic public school building to survive the construction of the Inner Loop.</p> <p>The school was built to accommodate the city Normal School and School No. 14, its connected practice school.</p>		
RECOMMENDATIONS	Continue to use and maintain this building for community-serving purposes.		



200 University Avenue

Notable Individual Properties

18 Weld Street		HISTORIC ADDRESS	N/A
CURRENT OCCUPANT	Private home	DATE OF CONSTRUCTION	c.1865
BUILDING TYPE	Historic house	ZONING	R-2 Medium Density Residential
BUILDING DESCRIPTION	18 Weld Street is a three story, 19th century, brick house with a mansard roof and a full width front porch. With Colonial Revival style detailing, the porch is an early 20th century alteration. A sign centered above the second floor windows reads “Jasper Huffman 1865 - [date illegible]”. There is a later addition on the rear of the building which increases the square footage and turns the original rectangular plan into a T-shaped plan with a cross hipped roof. It is currently being used as a three family residence.		
STATEMENT OF SIGNIFICANCE	This building is architecturally significant as a rare example in the neighborhood of a house with a mansard roof. The original house was likely one of the earlier houses in the neighborhood, most likely constructed in the 1860s. The mansard roof appears to be a later alteration.		
RECOMMENDATIONS	<p>Priority Level 1: Retain building as an important contributor to the Weld Street streetscape.</p> <p>Priority Level 2: Explore funding assistance opportunities for owner occupants of properties such as this.</p>		



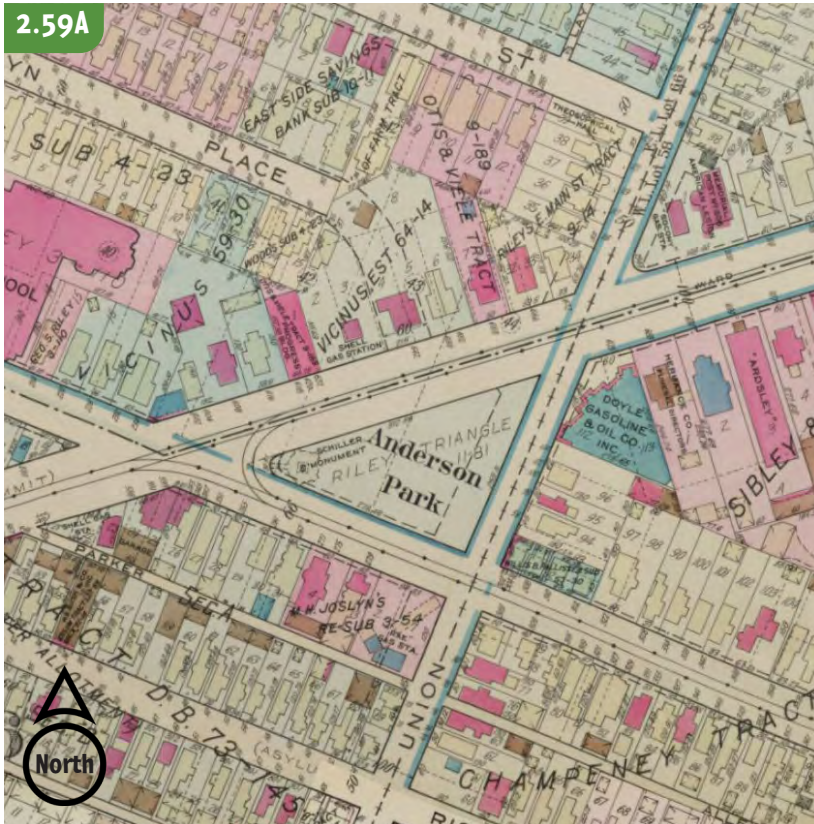
18 Weld Street

Notable Individual Properties

Anderson Park		HISTORIC ADDRESS	101 N. Union Street (Current)
BUSINESS NAME	City of Rochester Anderson Park	DATE OF CONSTRUCTION	Opened 1905
PHYSICAL DESCRIPTION	<p>The original Anderson Park was triangular in shape, bounded by University Avenue, East Main Street, and North Union Street. Wide pedestrian paths ran the perimeter, with trees and benches for passive recreation. At the time of the Inner Loop’s construction, the mature trees provided significant shade.</p> <p>Construction of the Inner Loop claimed the south portion of the park, resulting in a significant reduction in size. Anderson Park is still bounded by the same three streets. A wide sidewalk runs along the East Main Street edge, with an RTS bus stop on the southbound side of the road. Standard-width sidewalks run along the University Avenue and North Union Street sides. The only amenities now present are a few orange metal benches.</p>		
STATEMENT OF SIGNIFICANCE	<p>Originally known as Riley Triangle. In 1904, the City Parks Commission hired the Olmsted Brothers, the firm of famed landscape architect, Frederick Law Olmsted and sons (also designers of Rochester’s parks system) to design this triangular urban park.</p> <p>Anderson Park was named for the University of Rochester’s first president, Martin Brewer Anderson. An open green space with numerous trees, the park originally included a monument to German playwright and poet Friedrich von Schiller. The monument was donated by Rochester’s German community in 1908. The bust was sculpted by Carl Augustus Heer, and the setting was designed by Carrere and Hastings, the noted architectural firm that also designed the New York Public Library.</p> <p>A 1913 photo of the park from the Albert R. Stone Negative Collection (Rochester Museum & Science Center) shows hundreds of people gathered in the park for a Christmas celebration, with a large lighted tree visible in the background. In the 1950s, the monument was a popular place for young lovers to inscribe their initials and leave red lipstick prints. When the Inner Loop was constructed in the 1960s, the Schiller monument was moved to Franklin Square (now known as Schiller Park).</p> <p>The park has been significantly altered since the early 20th century. Its size has been significantly reduced; its most notable feature, the Schiller statue, has been removed; no elements of the historic circulation system remain in place. It has lost its surrounding context and no longer conveys its original function or early design.</p>		
RECOMMENDATIONS	<p>When the Inner Loop North is removed, University Avenue should be reconnected, restoring the original triangular-shaped boundary of Anderson Park, which can and should be restored to its original size and layout. Doing so will create a much-needed large public green space, which can once again serve as a center of the community. Careful attention should be paid to the designs created by the Olmsted Brothers.</p>		

Notable Individual Properties

2.59A



Anderson Park neighborhood in 1935

2.59C



Anderson Park in 1930

2.59D



Schiller monument in 1930

2.59B



Anderson Park neighborhood in 2019

2.59E



Anderson Park in present-day

2.59F



Anderson Park in present-day

Notable Individual Properties

Franklin Square / Schiller Park		HISTORIC ADDRESS	Corner of Franklin and Andrews Streets 350 Andrews Street (Current)
BUSINESS NAME	City of Rochester Schiller Park (previously Franklin Square / Franklin Park)	DATE OF CONSTRUCTION	Opened 1826
PHYSICAL DESCRIPTION	<p>Prior to the construction of the Inner Loop, Franklin Square was bounded by Cumberland Street to the north, Andrews Street to the south, with Chatham Street terminating at the north end of the park, and Ormond Street terminating at the south end. Buildings (mostly residential), including the Jewish Young Men's Association faced the west and east sides of the park. It had curved pedestrian paths and numerous trees.</p> <p>The current Schiller Park is a small, roughly rectangular park bounded by the Inner Loop to the north, Andrews Street to the south. What remains of Franklin Square's east bounding street provides access to parking for the adjacent Rochester Municipal Archives & Records. The west bounding portion of Franklin Square now dead-ends into the Inner Loop and appears to be used for storage or staging of City building materials. What was once the center of an active neighborhood is now an underutilized remnant not easily accessible from any nearby residential uses.</p>		



Postcard illustration depicting Franklin Square



Protest in Franklin Square, 1919



Present-day Schiller Park



Postcard depicting Schiller monument

Notable Individual Properties

<p>STATEMENT OF SIGNIFICANCE</p>	<p>Franklin Square was one of the City of Rochester's oldest parks at the time of the construction of the Inner Loop. In the 19th century, it provided passive and active recreational opportunities for (mostly German-American) residents of the surrounding neighborhoods. In the 1850s and 60s, Franklin Square hosted amateur baseball club games. It was also the site of several political demonstrations, including a large gathering in front of the Jewish Young Men's Association to protest the expulsion of Jews from Russia, photographed by Albert Stone in 1919 (<i>Figure 2.60B</i>).</p> <p>The Olmsted firm provided a redesign of the park in 1894. The design included a new walk configuration, with curving paths forming a central ellipse. This is the circulation system seen in early 20th century photographs. Additional modifications were made in 1910 and 1918.</p> <p>In the early 1940s, noted sculptor Carl Paul Jennewin designed and built the city's Spanish-American War Memorial, a bronze eagle surrounded by a reflecting pool at the north end of the park. When the Inner Loop was constructed in the 1960s, the majority of the park was demolished and the eagle statue moved to a space adjacent to what is now Blue Cross Arena. What remains of Franklin Square is now known as Schiller Park. The bust of Freidrich von Schiller originally located in Anderson Park was moved to the new Schiller Park in the late 1960s.</p>
<p>RECOMMENDATIONS</p>	<p>When the Inner Loop North is removed, Franklin Square can and should be restored to its original size and layout. Doing so will create a much-needed large public green space, which can once again serve as a center of the community.</p>



Franklin Square neighborhood in 1910



Postcard depicting Franklin Square



Schiller Park neighborhood in 2019



Schiller Park in present-day

Section 3: Understanding What Was Lost & Looking to the Future

This section summarizes the character and scale of the built resources that were removed before, during, and after construction of the Inner Loop. It includes recommendations for ways that the community can restore or celebrate some of the resources that have been lost, in an effort to create a complete and connected neighborhood on either side of the Inner Loop.

For a neighborhood to be viable, sustainable, and capable of meeting the needs of its residents, it needs several essential components. Most of the neighborhoods in the City of Rochester were once “complete” neighborhoods, with nearly all of the goods and services that a family or individual would need within a short walk, trolley, or bicycle ride.

Cars have made it easier for people to drive across the city or to the suburbs to reach large grocery stores, superstores, shopping malls, and retail plazas. The construction of the Inner Loop is not entirely to blame for the decline of neighborhood businesses in its vicinity - this had been occurring since the rise of automobile ownership in the early 20th century and the post-WWII housing boom of the mid-century.

Understanding What Was Lost

From a big-picture perspective, the most significant loss that the survey area has experienced over the past half-century has been the deterioration of the “complete” neighborhood. The neighborhoods on both sides of the Inner Loop lack access to many of the goods and services that sustain everyday life, like grocery stores, pharmacies, health clinics, and housing that meets the needs of people at all stages of life. Most residents are dependent on automobiles to access food, employment, childcare, and other services.

In researching the history of the two neighborhoods in the survey area, it was clear that few, if any, efforts were made to take a comprehensive inventory of the buildings that were demolished to make way for the Inner Loop. The City of Rochester maintains a historic map slider tool at maps.cityofrochester.gov/historic, which allows users to easily compare images from different eras. It includes plat maps from 1888, 1900, 1910, and 1935; but jumps forward to 2012 satellite imagery. This leaves a large gap in the second half of the 20th century, when most of the transformation of downtown Rochester occurred. The aerial images on [pages 92 \(1930s\)](#), [93 \(1960\)](#), and [94 \(1980\)](#) help fill in the blanks, and show the evolution of the street network and changing development patterns.

Many of the buildings that remained after construction of the Inner Loop were ultimately demolished as a result of continued disinvestment in the neighborhoods.

Fortunately, Democrat and Chronicle (D&C) articles from the late 1950s provide some insight into when and where buildings were demolished. In an article dated May 15, 1958, the D&C reports that a demolition company from Flushing, New York had been contracted

3.1

Flushing Firm's Bid Lowest for Loop Job

ALBANY, May 15 (GNS) — The state today received a low bid of \$164,660 for building demolition to clear the way for future construction of a 0.63-mile section of Rochester's Inner Loop.

Pas Wrecking and Lumber Co. of Flushing was low bidder on the project. Its bid was only \$322 below that of a Rochester firm, Benvenuto Brothers, Inc., which has wrecked other Loop areas.

The demolition project will involve 64 buildings located on Central Avenue, Cumberland Street, Water Street, St. Paul Street, Franklin Square, Rome Street, North Street, Lyndhurst Street, Delevan Street, and Gibbs Street.

Buildings to be demolished include the six-story McKesson & Robbins building at St. Paul and Cumberland Streets; the seven-story Schantz building on the east side of St. Paul Street at Central Avenue, and the six-story Joseph A. Schantz Furniture Co. building opposite the other Schantz building.

Completion date set for the project is April 1, 1959.

In all, two blocks of buildings and others spotted here and there will come down, including about 40 homes. The block bounded by Schlitzler, Delevan and Gibbs Streets, and Barbers Lane, will be demolished.

Just north of Cumberland Street, a number of North Street places will be taken. They include 221-229 North; 237-241 North, 250 and 258 North St.

Buildings at 187, 219-221, 227 and 235 Cumberland St., across from the Main Post Office, are in the demolition contract. All buildings on the north side of Cumberland, between Rome and North Street, will also be taken. Structures at 37, 39, and 43-49 Lyndhurst will also be taken down.

At 336 Cumberland, the Young Men's Sfradim Assn. Inc., community center for Spanish

Jews in the city, will be razed. Once before, the center was shifted to make room for the present Post Office. The community's synagogue at 54 Hanover St. is scheduled to be ripped down this year in the Baden-Ormond slum clearance program.



to remove buildings on Central Avenue, Cumberland Street, Water Street, St. Paul Street, Franklin Square, Rome Street, North Street, Lyndhurst Street, Delevan Street, and Gibbs Street. Specific addresses included:

- 221-229 North Street
- 237-241 North Street
- 250 North Street
- 258 North Street
- 37 Lyndhurst
- 39 Lyndhurst
- 43-49 Lyndhurst

The block bounded by Schlitzer, Delevan, and Gibbs Streets, and Barbers Lane was to be completely demolished. The project was expected to be complete by April 1, 1959.

In a second undated article, presumably after the one described above, it was announced that the same demolition company was contracted to bring the total number of buildings demolished between Front Street (west of the Genesee River) to North Street to 115. This article references several additional properties in the study area:

- 261-263 North Street (the May Furniture Store)
- 240 North Street (a three-story S. B. Spears Furniture building at corner of North and Delevan)

Demolition was expected to be complete by August; though the article does not reference a year, it is assumed to be 1959.

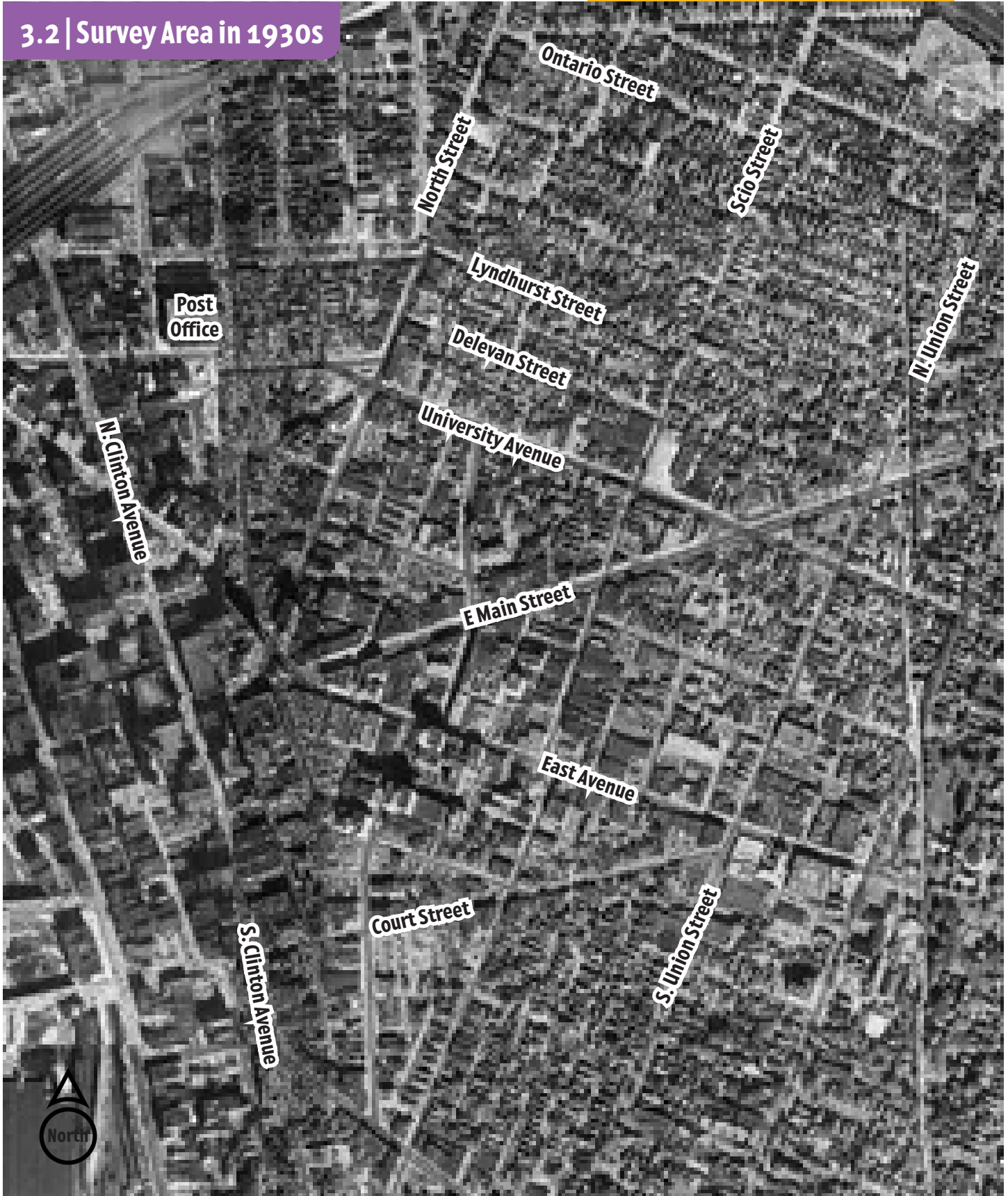
The aerial image on **page 93** illustrates the street network and built environment of the City of Rochester at the time of the Inner Loop North construction (circa 1960). Clearly visible is the wide swath of cleared land bounded by Delevan Street, North Street, Lyndhurst Street, and N. Union Street. When contrasted with the 1930s map on **page 92**, it is clear that transformation was taking place across downtown, not just in the areas of the Inner Loop construction. There are a large number of vacant lots throughout the city, many of which would remain surface parking lots. The newly-constructed south section of the Inner Loop is visible in the lower half of the 1960s aerial image.

Though the intent of this survey is to focus on the impact of the Inner Loop, another, later project had a significant impact on the area. Maps prior to the 1980s show that North Street originally extended southwest to East Main Street, but today, North Street curves and travels southeast to meet Chestnut Street. The section of roadway between University Avenue and East Main Street is now known as “North Chestnut Street.” This new connection, likely part of 1980s-era “Cultural District” planning, was never fully realized, as there are no buildings that front on North Chestnut Street. Instead, every building visible as one travels down the roadway sits askew.

Recommendations:

- Above all, prioritize the needs and wants of the community when making future development decisions.
- Take steps to re-create “complete neighborhoods” that meet the needs of current residents through context-sensitive development. Focus on providing housing; neighborhood-serving commercial development; parks and open spaces; and strengthening the street network and multi-modal transportation facilities. *More detailed recommendations are provided in the sections that follow.*
- In developed areas, prioritize small-scale, incremental infill over large-scaled demolition and redevelopment.
- Prioritize the preservation and adaptive reuse of historic buildings in the neighborhood, particularly the individual properties and nodes identified.
- Infill gaps in developed blocks with buildings of the same scale and character as the existing buildings.
- Infill the block between Delevan and Lyndhurst with development that meets the needs and desires of the community and does not perpetuate the barrier between the neighborhoods north and south of the Inner Loop. New development should knit the two neighborhoods back together, not further divide them.

3.2 | Survey Area in 1930s



3.3 | Survey Area in 1960



3.4 | Survey Area in 1980s



3.5 | Survey Area in 2023



Businesses & Commercial Buildings

As previously mentioned, there is limited photographic evidence of the structures that were demolished for the construction of the Inner Loop, particularly north of Delevan Street. The Landmark Society's archives include historic photographs of some of the buildings on what was previously North Street (now Liberty Pole Way) between East Main Street and Grove Street (*Figure 3.6*). Some buildings have been demolished (*Figures 3.7, 3.8, 3.9, and 3.10*), and some have been modified to an extent that their historic character and integrity is no longer evident (*Figures 3.11A and 3.11B*).

North Street, with its proximity to the Public Market, was once a thriving food center in the City of Rochester, with grocery stores, bakeries, butchers, specialty markets, and wholesalers. City directories from the 1930s and 1940s list laundries and dry cleaners, furniture and appliance dealers, tobacco and candy shops, clothing stores and shoe shines, bars and restaurants. The neighborhood had dentists, veterinarians, jewelers, tailors, plumbers, barbers, and decorators. Not only were people able to access the goods and services they needed, they were also able to live and work in the same neighborhood.

Rochester's earliest neighborhoods, like those in the study area, had shops, businesses, offices, and employment opportunities to meet the day-to-day needs of the community. This includes grocery stores, pharmacies, hardware and household goods, banks, laundromats, salons, tailors, and places to drink and dine. Past and current residents of the study area remember having a meat market (Amalfi), a supermarket (A&P), bakeries (General Baking Company / Bond's and Savoia), bars (Flora's and Norwell's), markets (Santucci's, Pavone's, and Hotch's), and a restaurant (Gervasi's). Many of these businesses were family-owned, and some, like Savoia's, are still around today (though relocated outside the study area). The General Baking Company was a large-scale production facility in the now-



North Street (year unknown)



86 North Street, circa 1975 (demolished)



60 North Street, date unknown (demolished)



120 North Street, circa 1975 (demolished)

vacant block of North Street between Ontario Street and Woodward Street. The Baking Company had incorporated two local bakeries: Deininger and Rochester Baking Companies. They produced Bond Bread, which in 1923 was the best-selling brand of bread in the United States.

As evidenced by the photos included in this section, many commercial buildings remained after the construction of the Inner Loop, with ongoing demolitions in the decades that followed, as a result of continued disinvestment in the 16th Ward.

Recommendations:

- Utilize existing buildings and context-sensitive infill for new commercial development. Doing so will make the neighborhoods more desirable and sustainable.
- Strengthen the North Street commercial corridor as a key gateway into downtown.
 - Support and retain existing businesses.
 - Aim to attract new neighborhood-serving businesses that meet the day-to-day needs of the residents.
 - Identify ways to bolster local businesses and provide funding for building repairs and improvements.
 - Partner with the City of Rochester to pursue New York Main Street grants, which help revitalize downtowns through targeted commercial/residential improvements such as façade renovations, interior commercial and residential building upgrades, and streetscape enhancements.
 - Explore ways to celebrate the food history of the neighborhood, which has been home to people of many races and ethnicities who have started markets, bakeries, and restaurants to share their specialties and traditions.

3.10



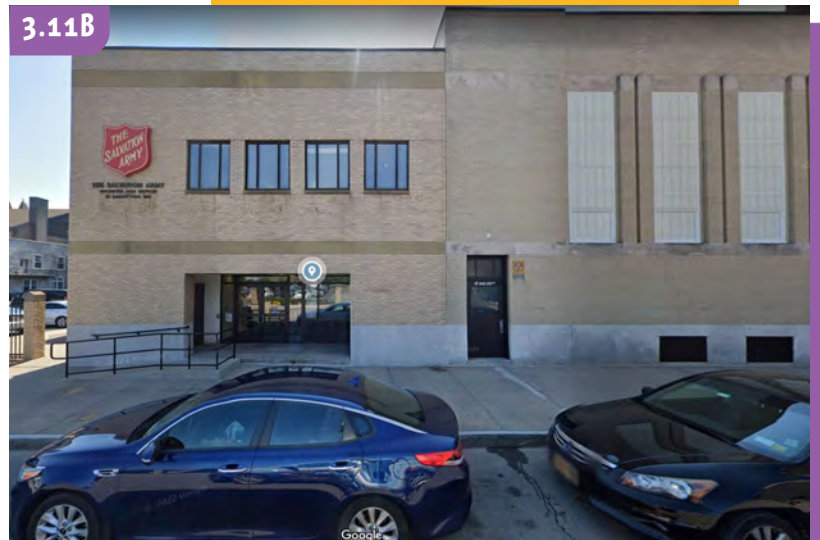
72 North Street, circa 1975

3.11A



72 North Street, circa 1975

3.11B



72 Liberty Pole Way (previously North Street), present-day

3.12



438-442 North Street, 2013 (demolished)

3.13



340 North Street, 2007 (demolished)

3.14



455 North Street, 1995 (demolished)

3.15





144-136 North Street, circa 1950 (demolished)

3.16



310-314 North Street in 1988 (3 story building with fire escape) (demolished)

320-326 North Street in 1988 (2 story building in foreground) (demolished)

Parks and Open Spaces

Rochester is a city famed for its green spaces, but historically, the survey area only had one notable park: Anderson Park, at the northwest corner of University Avenue and North Union Street (see pages 86-87). Though not part of the immediate survey area, it is also important to recognize Franklin Square, which was located just one block west of North Street between Cumberland Street and Andrews Street (see pages 88-89). Both played important roles in the community and both were significantly impacted by the construction of the Inner Loop.

As the neighborhood north of the Inner Loop has evolved, residents have reclaimed several vacant lots as pocket parks, community gardens, and private gardens. The North Union Street Sofrito Garden is located at 227 N. Union Street and sponsored by the Marketview Heights Collective Action Project (Figure 3.17). A vacant commercial lot at the corner of Ontario Street and Scio Street has been turned into a private garden. A vacant lot at the corner of North Street and Ontario Street is now a small pocket park, but it is unclear whether it is used by the community (Figure 3.18)

In addition to neighbor-supported community gardens, the World of Inquiry School Griffin Garden is an opportunity for area students to learn about biology, nutrition, and ecosystems.

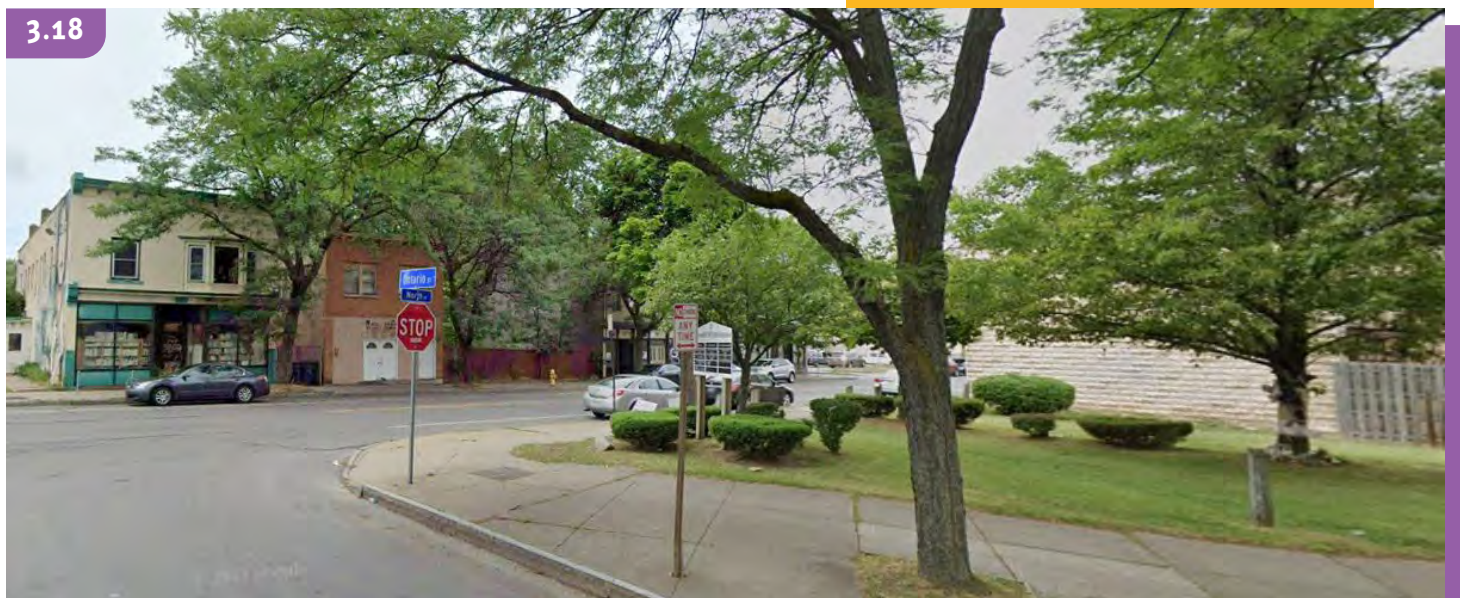
The Lewis Street YMCA Neighborhood Center is located at the corner of Lewis Street and Scio Street. Adjacent city-owned property includes basketball courts, several playgrounds geared toward different age groups, and an open green space for other outdoor activities. The building is free to access and provides before- and after-school programming and a Fairy Grandparents program that provides resources and activities for the senior community.



Sofrito Garden

Recommendations:

- Restore Anderson Park to its original boundaries, size, and historic Olmsted design to provide a meaningful open space for city residents. Though it is not part of the study area, the same recommendation applies to Franklin Square when the section of Inner Loop west of North Street is removed.
- Identify locations to create new open spaces, including parks, plazas, squares, playgrounds, and community gardens. Aim to provide a park or green space within a five-minute (generally 1/4 mile) walk of every resident.



Pocket park at the corner of North Street and Ontario Street

Housing

Housing in the survey area originally included a variety of types, from upper-floor apartments over ground floor businesses in “mixed-use” buildings, to single-family detached houses. The construction of the Inner Loop decimated several blocks of primarily single-family detached housing, including the entire south side of Lyndhurst Street and the north side of Delevan Street.

The majority of the housing units in the 16th Ward study area are one- and two-family detached houses, with a handful of three-unit houses and some newer duplex/triplex/quadplex houses on Davis Street. Along North Street, some of the detached commercial buildings have residential units above. The “Rochester Rowhouses” at the corner of North Union Street and Weld Street (*pages 64-65*) can be used as a model for new multifamily residential development.

South of the Inner Loop in Grove Place, single-family detached houses are concentrated on Selden Street, Biggs Street, Grove Street, and Windsor Street. There are older attached single-family units on Gibbs Street, and new attached single-family units on Mathews and Winthrop Street and at Charlotte and Pitkin Street. The most dense residential development in the study area is the Eastman Student Living Center at the corner of Grove Street and Gibbs Street and the 200 East Avenue Apartments between Mathews Street and Winthrop Street.

Residents of the 16th Ward were clear in their demand for affordable, detached single-family housing. Many voiced concerns about the medium- to high-density multi-family housing developed along Union Street when the southeast section of the Inner Loop was filled in. Residents value homeownership and the preservation of the single-family residential character of the existing neighborhoods.



112 Lyndhurst Street, circa 1968 (demolished)

Recommendations:

- In the blocks that will be restored with the removal of the Inner Loop, provide a variety of housing types that match the household sizes, incomes, and needs of its residents, both for-sale and for-rent.
- Meet the needs of the people that are currently living in the area without creating additional socioeconomic barriers to residency and homeownership.
- Maintain the scale and character of the existing neighborhood. Housing should be predominantly single- and two-family detached and attached houses. Medium-density housing (triplexes, quadplexes, and small apartment buildings) may be appropriate on North Street and N. Union Street. Higher densities are appropriate at the south end of the study area.
- When planning for new single-family housing, use existing historic properties in the neighborhood as a pattern for scale and character. One example is the house at 24 Ontario Street, designated as a Notable Individual Property in Section 2.
- Avoid demolition of existing structures. Identify ways to provide funding for building repairs and improvements.
- Encourage mixed-use development along the main corridors, with dwelling units above office or retail uses.

Street Network

The Inner Loop's most obvious impact on Rochester's transportation network is regional connectivity at the expense of neighborhood connectivity. The Inner Loop allowed drivers to bypass the center of the city, but at the same time, severed connections between neighborhoods that were once interwoven. The further reconfiguration of streets like North Street/North Chestnut Street only compounded the issues already at hand; creating dead-ends and long stretches of street without any building frontage.

Pedestrians & Bicyclists

Neighborhoods in the study area were traditionally pedestrian- and bicycle-friendly, because they were developed before the era of the automobile. Some streets, like North Street, pictured at right, were designed to

accommodate all methods of transportation, including streetcars. The black and white photo on this page shows the tracks down the center of the street, with lanes for automobile traffic on either side (Figure 3.20A). The color photo below shows a different view of the street today (Figure 3.20B). Without the streetcar tracks, the right-of-way is wide enough to accommodate two lanes of traffic in either direction, which yields a street that is wide enough for bicycles and automobiles, but may be too wide for the comfort of crossing pedestrians.

The pedestrian experience is highly dependent on the built environment. Most people prefer to walk past front yards and storefront displays than boarded-up buildings and vacant lots. There are bridges with sidewalks at North Street and Scio Street, but crossing these overpasses on foot is an uncomfortable, noisy, and often smelly experience. There is no buffer between the sidewalk and the vehicular lane. In public meetings, residents described creating a network of adults to make sure school children can cross the bridges safely.

Another factor that contributes to the comfort of pedestrians and bicyclists are street trees, or what is sometimes referred to as the "urban tree canopy." Particularly in downtown areas where pavement is plentiful and shade can be scarce, street trees provide both environmental and community health benefits. The Landmark Society recently named Rochester's Urban Tree Canopy one of their "Five to Revive," in an effort to advocate for the protection of existing trees and spotlight the inequitable lack of trees in many of Rochester's neighborhoods, particularly in the northeast quadrant. This designation was prompted, in part, by a series published in the Democrat and Chronicle and written by Justin Murphy in 2022 titled "The Forest in the City."⁶⁵

3.20A



North Street at Lyndhurst Street, facing east

3.20B



North Street at Weld Street, facing southwest

Automobiles

The original street grid in the survey area was a relatively simple one - three corridors running generally north/south (North Street, Scio Street, and N. Union Street), and multiple side streets running generally east/west between them. A few streets intersect at an angle, including East Main Street, Davis Street, and Hartford Street, but for the most part, the area is easily navigable by car.

The map diagrams on *pages 104 and 105* illustrate the changes to the street network in the study area nearly 90 years apart, in 1935 and 2023.

Maps prior to the 1980s show that North Street originally extended southwest to East Main Street, but today, North Street curves and travels southeast to meet Chestnut Street. The section of roadway between University Avenue and East Main Street is now known as North Chestnut Street. This new connection, likely part of 1980s-era “Cultural District” planning, was never fully realized, as there are no buildings that front on North Chestnut Street. Instead, every building visible as one travels down the roadway sits askew.

The construction of the Inner Loop severed multiple important connections, particularly University Avenue, which used to provide a continuous east/west connection across E. Main Street. The reconfiguration of North Street and North Chestnut Street several decades later resulted in a jumble of streets between Andrews Street/University Avenue and East Main Street. Some, like Grove Street and Liberty Pole Way, make ninety degree turns without connecting to adjacent roads. Others, like Franklin Street (now Bittner Street and Franklin Court), were severed. Fortunately, the streets north of the Inner Loop have retained their simple pattern of mostly-perpendicular streets.

One of the most notable characteristics of the neighborhoods between North Street and N. Union Street are the rear alleys, which include Bohrer Alley, Aikenhead Alley, Newell Alley, Carrier Alley, and several others south of University Avenue (*see map diagrams on pages 104 and 105*). Rear alleys traditionally provided access to garages and carriage houses at the rear of the lot, reducing the number of driveways and curb cuts on the primary building-facing streets. This traditional approach to neighborhood design placed utilities, trash collection, and parking at the rear, creating a safer and more comfortable pedestrian experience at the front. Alleys gained popularity in the first part of the 19th century, in places like Los Angeles, Baltimore, and Chicago, as a way of separating trash (and the associated rodents, diseases, and odors) from the pedestrian way. They were less common in older cities like New York City (where it is common to see trash bags awaiting pickup on the sidewalks).

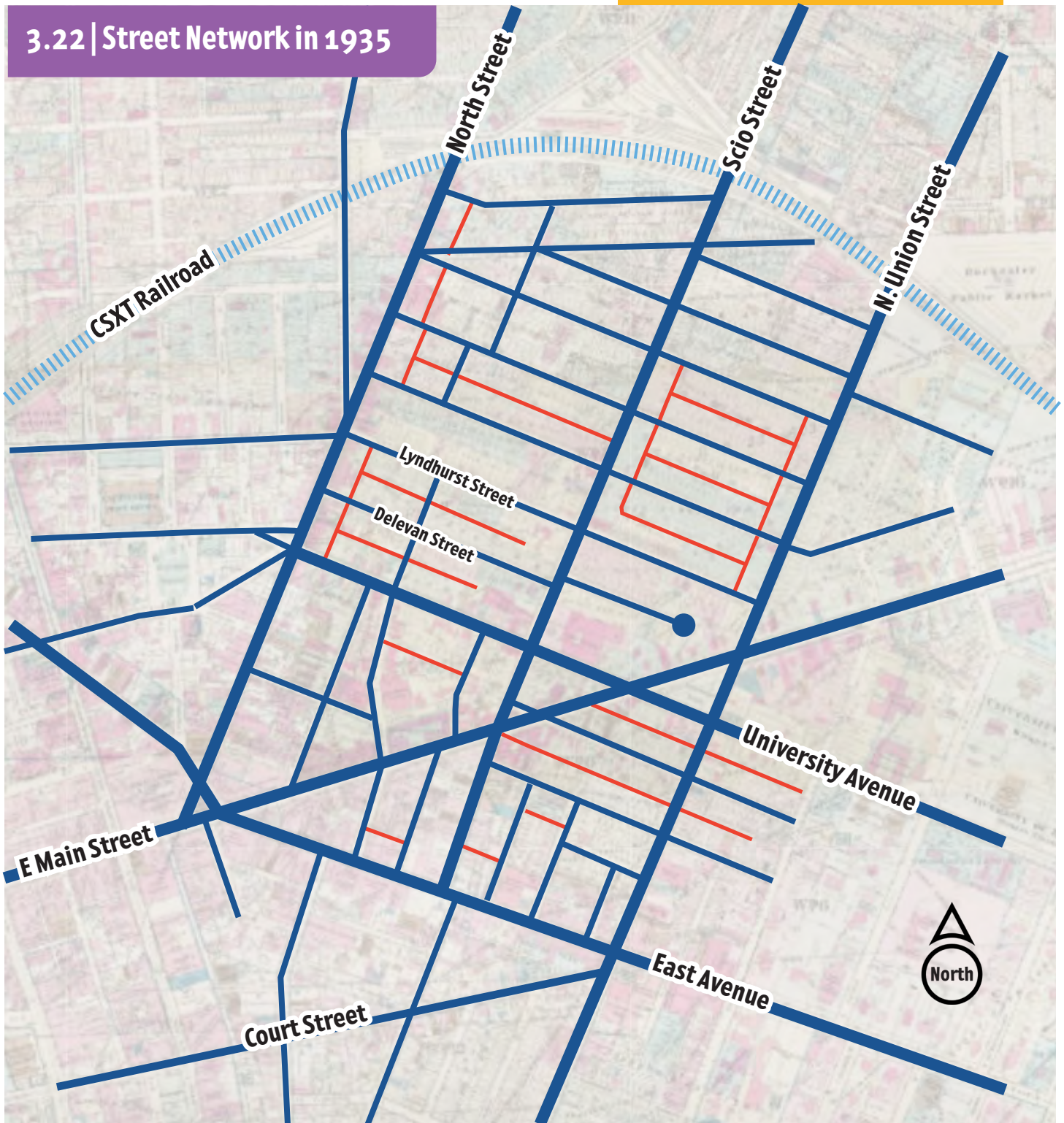
3.21



Recommendations:

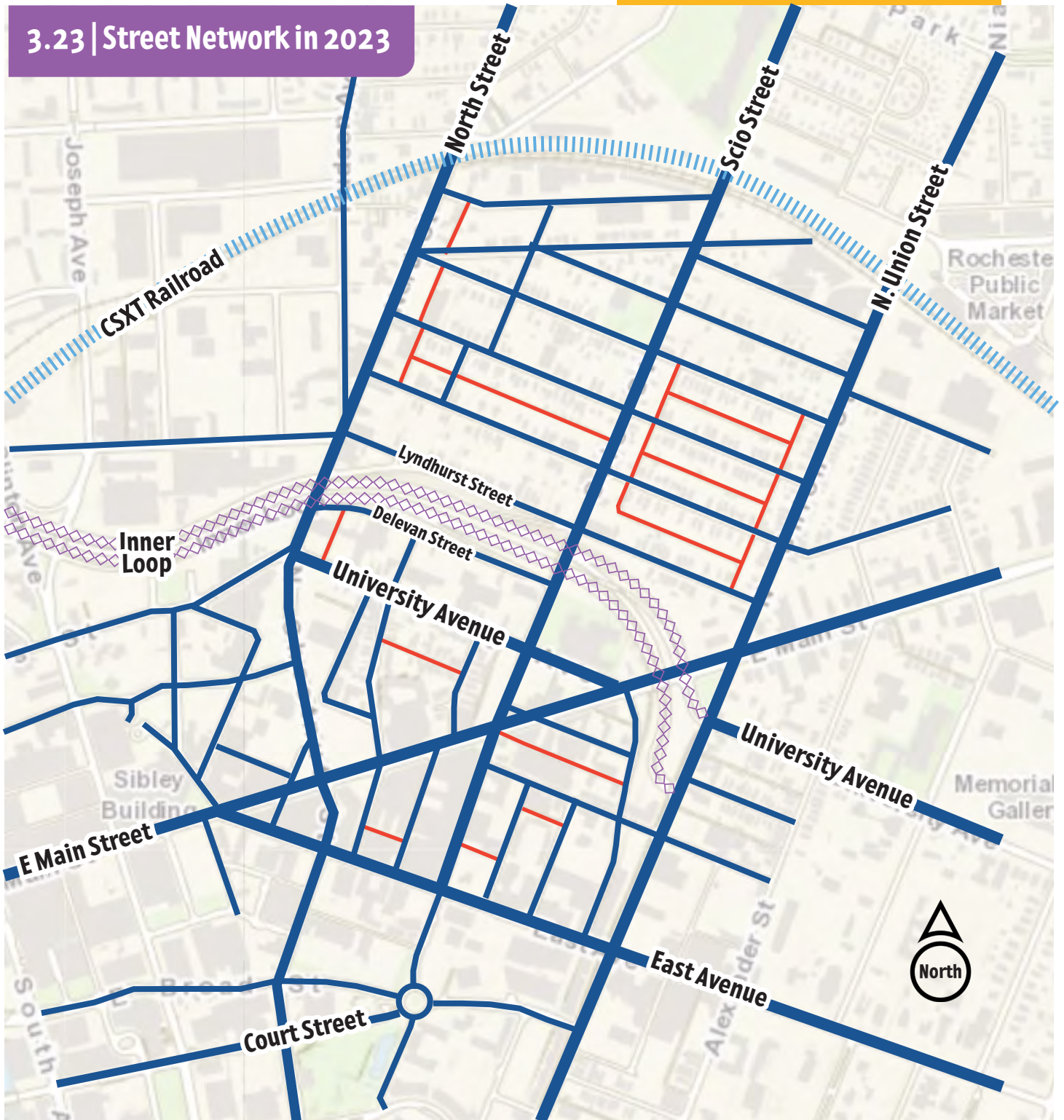
- Restore the historic street grid and create and improve pedestrian, bicycle, automobile, and transit connections between severed neighborhoods.
- Focus on strengthening the North Street, Scio Street, and N. Union Street corridors.
- Protect the existing urban tree canopy and restore/enhance the canopy in areas where trees are lacking.
- Enhance streetscapes through sidewalk improvements, landscaping, seating, wayfinding, and public art.
- Preserve and maintain the historic alleys, which are uncommon in other Rochester neighborhoods.

3.22 | Street Network in 1935



- Street
- Alley
- Railroad Tracks

3.23 | Street Network in 2023



-  Street
-  Alley
-  Railroad Tracks
-  Inner Loop

Historic Designations

There are two types of historic designation for older properties in the City of Rochester:

1. City of Rochester Landmarks & Preservation Districts - Individual buildings and groupings of buildings (known as Preservation Districts) can be designated as Landmarks under the City of Rochester's Zoning Code. Properties designated under this program are protected from demolition and subject to review by the City of Rochester Preservation Board when changes are made to the exterior of the property (building and landscape).
2. State and National Register of Historic Places – The National Register of Historic Places is the nation's honor roll for buildings and sites that are architecturally, historically, or culturally significant (the State Register simply "piggybacks" on the National Register). The Registers are administered by the NY State Historic Preservation Office (SHPO) and the National Park Service (NPS). With City landmark designation, properties can be listed in the National Register as individual buildings or as historic districts. Unlike City-designated buildings and neighborhoods, National Register properties are largely unprotected and can actually be demolished. National Register listing does make some properties eligible for State and Federal Commercial Tax Credits and State Homeowner Tax Credits, as well as some grant programs.

City landmark designation and the National Register are two completely separate programs with different administrative agencies. Therefore, a neighborhood or building can have both types of designation. For example, a portion of the Grove Place neighborhood is both listed in the National Register as a historic district and is a designated City Preservation District. The boundaries of those two designations are similar but not identical.

Existing historic designations in the project study area are outlined below.

City Landmarks:

- 130-152 Gibbs Street – Bacon Townhouses
- 3-5 Selden Street – Bason Carriage House
- 2 Grove Place – Ward House
- 200 East Avenue – Hallman Chevrolet
- Grove Place Preservation District
- 270 Scio Street – New Bethel CME Church

National Register Listings:

- Grove Place Historic District
- Eastman Historic District (State Register only)
- 200 East Avenue – Hallman Chevrolet
- 240 East Avenue – Little Theatre
- 480-488 E. Main Street – Adam Brown Block
- 200 University Avenue – School No. 14

There are currently no National Register listings in the section of the 16th Ward covered by this project. The 2021 Rochester Historic Resources Survey did identify several individual buildings that are eligible for listing in the National Register. Those resources are noted in the survey section of this report.

Because the National Register program has relatively strict guidelines about the level of changes that a building can have and still remain eligible for listing, National Register listing of individual buildings and historic districts can be challenging in neighborhoods that have experienced redlining, disinvestment, Urban Renewal, and demolitions. Although the state and federal agencies that administer the National Register are becoming more flexible, this program has historically tended to favor higher income neighborhoods. Nevertheless, National Register listing can be a valuable asset and it is recommended that owners of buildings identified as eligible consider pursuing listing.

Should property owners or neighborhood residents wish to protect their buildings from demolition and alterations that might negatively impact the building's character and architectural details, they may wish to investigate City landmark designation, which can be more flexible when it comes to qualifying for designation.

The Landmark Society is available to assist property owners in assessing the benefits of both of these programs.

Honoring & Marking the History

There are several other steps that the community can take to further document, preserve, and share the history of the neighborhoods around the Inner Loop North.

This survey documents the tangible, built history of the survey area, but there is also an intangible history in the memories of residents, celebrations and remembrances. Some of these memories are preserved in the oral history component of the project, which should be made publicly available for community members and others researching the history of the area. The survey area has been home to many different ethnic groups, places of worship, institutions, businesses, and community organizations; each with unique stories to tell and memories to share.

During the community planning process, residents expressed an interest in having a physical space to learn about and share items and exhibits related to the history of the neighborhoods.

Recommendations:

- Preserve and share the recordings and documentation of the oral history component of the project.
- Find ways to celebrate the community, like the Scio Street Bridge Party held in 2022.
- Explore opportunities to install historic markers and/or public art that commemorate buildings, people, traditions, and events. Markers can be physical, virtual, or a combination of the two.
- Consider pursuing historic designations in the City of Rochester.
- Consider opportunities to create a physical exhibit, gallery, or museum to organize and display historic artifacts and items. This could also be a virtual space, with interactive online exhibits. It should be noted that physical exhibits generally require a substantial financial investment. Operating a museum can also be an extremely challenging financial endeavor. Any project of this nature should be carefully, planned, funded, and ideally connected to a revenue-generating source.

Endnotes

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- 4 J. Russell Fink, A History of Zion Lutheran Church, Rochester, New York, 1836-1961 (Rochester, NY: Zion Lutheran Church, 1961), 3-4, <https://nyheritage.contentdm.oclc.org/digital/collection/p16694coll54/id/81134/rec/1> .
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- 19 Ibid.
- 20 Sylvia Sneed (community resident) interviewed by Hannah Davis, March 31, 2022.
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A bonus piece of interesting information from the Times Union, August 31, 1951

Image Credits

Introduction

Cover Image: 1960s aerial view of Rochester. Source: andyarthur.org (original source unknown).

Figure 0.1. Source: Google Earth, 2022.

Figure 0.2. Flyer created by The Landmark Society of Western New York.

Figure 0.3. Hannah Davis interviews a neighborhood resident in 2022. Image provided by Hannah Davis.

Figure 0.4. Hing Neighbors' Suzanne Mayer presents in a community workshop at the Lewis Street Center in 2022. Source: Landmark Society of Western New York photograph.

Figure 0.5. Collaborative sketch created in a public workshop at the Lewis Street Center in 2022. Source: Landmark Society of Western New York photograph.

Section 1: Historic Context

Figure 1.1. 1851 map of survey area; note area still being built out from center city to the east within arc of at-grade Rochester & Auburn (later NY Central) Railroad. Source: Plan of the City of Rochester N.Y., surveyed and drawn by Marcus Smith & B. Callan. Published by M. Dripps, 1851. Rochester Public Library Web (<http://photo.libraryweb.org/rochimag/rpm/rpm00/rpm00448.jpg>).

Figure 1.2A. Main Ward-Selden house, circa 1913, before the beginning of YMCA construction in spring 1914. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.2B. Private park – the eponymous “Grove Place” – along E. Main Street in front of Ward-Selden houses, circa 1875. Source: Rochester Public Library (rpf01780.jpg).

Figure 1.3. A. Carter Wilder House circa 1888, by which time it had become the clubhouse for the elite Rochester Club. Source: Rochester Public Library (rpf00892.jpg).

Figure 1.4. St. Peter's Presbyterian Church at the southwest corner of Gibbs and Grove Street, one of many churches clustered in the prestigious area; razed in 1923 for a parking lot. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.5. 1887 service program from Zion Lutheran Church, in German and depicting the church as it then appeared in the elite residential neighborhood. Source: Unknown.

Figure 1.6A. c. 1880 view of Bacon family home at southeast corner of E. Main Street and Gibbs Street (present site of Eastman Theatre), with recently completed high-end rowhouses similar to those extant on Gibbs Street north of E. Main increasing the density of the district.

Source: Rochester Public Library (rpf00183.jpg).

Figure 1.6B. c. 1920 view eastward along E. Main Street from intersection with Gibbs, showing increasing density of storefronts and apartment dwellings in the area spurred by streetcar lines and increasing traffic. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.7. Second Temple B'rith Kodesh at the northwest corner of Grove Street and Gibbs Street, c. 1920; the first, built in 1893, burned in a large 1909 fire. Zion Lutheran Church in the background. Source: Rochester Public Library (rpf00643.jpg).

Figure 1.8. A. Carter Wilder's East Avenue house (compare with Figure 1.3) has been converted into the elite Rochester Club's headquarters in this c. 1905 photo. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.9. c. 1900 photo of high-end rowhouses built by the Ward-Selden family on Grove Place around 1885; compare with Figure 2B. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.10A. c. 1913 view northeastward down E. Main Street from streetcar near Scio Street intersection, showing increasing commercial density. Source: Rochester Municipal Archives (e0000411.jpg).

Figure 1.10B. c. 1915 view of southeast corner of E. Main Street and Scio Street, showing increasing competition between commercial and residential uses on Main Street thoroughfare. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.11A. c. 1915 view in the vicinity of 368 North Street, showing increasing competition between commercial and residential uses (the later typified by mid-nineteenth century Greek Revival houses) as traffic increases on the corridor with the city's growth around the turn of the century. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.11B. c. 1915 view northward along North Street near University Avenue intersection, showing commercial and residential density by the early twentieth century. Source: Rochester Municipal Archives (e0000448.jpg).

Figure 1.11C. c. 1915 view northward along North Street near Woodward Street in the northern portion of the survey area, showing neighborhood-oriented density, including storefronts and both the German Methodist Church (far left) and the new Italian North Side Methodist Church (pyramidally-roofed tower, center-left background, left of streetcar). Source: Rochester Municipal Archives (e0000449.jpg).

Figure 1.12A. Gennaro and Giuseppina Marrapese's family on Scio Street, 1920; the influx of Italian families like

theirs into the northern portions of the survey area in the first three decades of the twentieth century encouraged increasing residential density in the area. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.12B. View southwestward at intersection of North Street and Central Avenue, circa. 1915; depicts new low construction at right of the type that led to increasing density in the neighborhood at this time. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.13A-D. Four present-day images of accessory buildings on lots with alleys. Source: Google Street View, 2022.

Figure 1.14. Lewis Street Settlement circa 1918, with relatively new gymnasium at rear suggesting expanding programming for neighborhood's youth. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.15. Original 1909 Our Lady of Mt. Carmel Church on Ontario Street as it appeared in 1948; became school when Woodward Street church building was constructed in 1929. Source: <http://dorchurches.com/mtcarmel>.

Figure 1.16A. Interior of 1929 Our Lady of Mt. Carmel Church on Woodward Street as it appeared circa 1959. Source: <http://dorchurches.com/mtcarmel>.

Figure 1.16B. 1959, post-fire view showing new Mt. Carmel convent (left), school (center), and rectory (right); compare with Figure 14. Source: <http://dorchurches.com/mtcarmel>.

Figure 1.17. World Theatre on northeast corner of North Street and Lyndhurst Street in 1915, soon after its construction, an example of increasing commercial density on the North Street corridor. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.18A. Savoia Pastry Shop (442 North Street) exterior c. 1945, typifying neighborhood-scaled commercial development of North Street in the first half of the twentieth century. Source: Maruggi, *The Italians of Greater Rochester (NY)...*, 72.

Figure 1.18B. Savoia Pastry Shop interior, c. 1943. Source: Maruggi, *The Italians of Greater Rochester (NY)...*, 73.

Figure 1.19. 1938 view eastward from intersection of E. Main Street and University Avenue, showing community use of intact Anderson Park, with Schiller Monument. Source: Rochester Municipal Archives (m0000806.jpg).

Figure 1.20. c. 1915 view westward along Bell Alley, now East End Way; depicts newer, larger-scale commercial and residential buildings crowding older, deteriorating residential development, a process common across the survey area in the early to mid-twentieth century. Apartment

building at far end of alley is extant. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.21. Grove Place rowhouses in aftermath of 1909 fire; compare with Figure 9. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.22. YMCA Tower at northeast corner of Grove Place and Gibbs Street soon after its completion in 1914, an example of increasing institutional density in the southern portion of the survey area; compare with Figure 2A. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.23A. Playground at new School No. 14 / City Normal School, 1916, demonstrating unity and crossover between institutional southern survey area and neighborhood northern survey area. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.23B. Wading pool at School No. 14 playground, 1917. Source: Rochester Public Library (rpf01448.jpg).

Figure 1.24. Franklin Institute soon after opening in at what is now 546-556 E. Main Street in 1916. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.25. Dyver Bros. Garage at 68-72 Scio Street, one of many auto-oriented businesses that clustered along western East Avenue in the industry's early days. Destroyed by fire in 2020, though significantly altered before that. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.26. Detail from Home Owners' Loan Corporation map from 1935, showing northern portion of survey area marked as "hazardous" for investment; the southern portion was deemed mostly commercial and thus not graded. Discouraging investment in the northern portion, this "redlining" led to the area's deterioration. Source: <https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58>.

Figure 1.27. 1961 aerial of Baden-Ormond Urban Renewal project, west of the survey area (vicinity of train station in lower left corner, triangular intersection of Hudson Avenue and North Street visible in lower right corner); wholesale clearance of residential development in that area contributed to crowding of poor minority residents into adjacent deteriorating neighborhoods, exacerbating blight. Source: <https://www.monroecounty.gov/gis-mapgallery>.

Figure 1.28. Pedro Miguel Garcia surveys his former home at 82-84 Delevan Street after a March 1958 fire in which killed six of the house's 22 residents; the tragedy called attention to housing issues in what were becoming communities of color in the vicinity with Puerto Rican and Black in-migration. Source: Democrat and Chronicle.

Figure 1.29. A 1947 Democrat and Chronicle drawing depicts the course of planned highways in the Rochester area, including the Inner Loop, celebrating in the accompanying article's headline that the highways would act as barriers to blight fringing downtown. Source: Democrat and Chronicle.

Figure 1.30A. 1962 note on door of Joslyn Place (north of School No. 58) resident resisting relocation during demolition for final segment of Inner Loop. Source: Democrat and Chronicle.

Figure 1.30B. 1964 aerial view of demolition for final segment of the Inner Loop, from Scio Street to George Street (near present-day Strong Museum); 164 structures were razed for this segment, including many residences and businesses in the survey area. Source: Democrat and Chronicle.

Figure 1.31. 1962 map from a Democrat and Chronicle noting the completion of the Inner Loop segment from the River to Scio Street, depicting disruptive traffic changes in adjacent neighborhoods to smooth traffic flow. Source: Democrat and Chronicle.

Figure 1.32A. 1943 northward view of streetcar track removal at the intersection of Hudson Avenue and North Street; comparison to current view, including many vacant lots, suggests the economic disruption to the neighborhood caused by changing traffic patterns at mid-century. Source: Rochester Municipal Archives (m0000189.jpg).

Figure 1.32B. 1943 northward view of streetcar track removal at the intersection of North Street and Woodward Avenue; incomplete demolition of old German Methodist Episcopal Church at far left, and comparison to current view, including many vacant lots, suggests the economic disruption to the neighborhood caused by changing traffic patterns at mid-century. Compare with Figure 1.11C, taken in roughly the same area. Source: Rochester Municipal Archives (m0000188.jpg).

Figure 1.33. Example of deteriorating house on nearby Hebard Street, common throughout the northern portion of the survey area in second half of the twentieth century as demographic, economic, political, and traffic changes led to lessening investment in the neighborhood. Source: Democrat and Chronicle.

Figure 1.34. c. 1975 view southward along Scio Street from E. Main Street, suggesting increased congestion of area after completion of the Inner Loop, endangering residential uses. Source: Salamone, Viewing an American Ethnic Community.

Figure 1.35A. c.1920 view of Grove Place Ward home demolished in the mid-twentieth century to accommodate parking for adjacent YMCA (far left). Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 1.35B. 1987 view of Gibbs Street YMCA and vicinity, showing transition to parking uses with transit and economic changes of the second half of the twentieth century. Source: Rochester City Hall Photo Lab (c0001531.jpg).

Figure 1.36A. 1973 Mt. Carmel Children's Choir. Source: Saenz, Rochester's Latino Community, 30.

Figure 1.36B. 1986 Good Friday stations of the cross procession begins at Mt Carmel Church. Source: Saenz, Rochester's Latino Community, 33.

Figure 1.36C. El Sexteto Juvenil, one of many neighborhood Latin bands, plays at the Hartford Street Playground in the 1970s. Source: Saenz, Rochester's Latino Community, 73.

Figure 1.36D. 1979 Good Friday stations of the cross procession proceeds through the Marketview Heights neighborhood. Source: Saenz, Rochester's Latino Community, 34.

Figure 1.37. Duplexes constructed from Community Development Block Grant funding secured after neighborhood activists decried government divestment in the 1970s. Source: Salamone, Viewing an American Ethnic Community.

Figure 1.38. Lewis Street Community Center in 1973; from its beginnings as a settlement house for the Italian community, the Lewis Street Community Center transitioned to serving the communities of color that arrived in the neighborhood during the mid-twentieth century as a youth center and day care. Source: Saenz, Rochester's Latino Community, 48.

Figure 1.39. Since moving into the neighborhood in 1972, Daisy Smith (pictured in 1993 after receiving a Neighborhood Housing Services grant to make repairs on her home) has carried on the Marketview Heights neighborhood tradition of small-scale cultivation. Source: Democrat and Chronicle.

Figure 1.40. Selden Street infill townhomes c. 1993. Source: Rochester City Hall Photo Lab (c0001196.jpg).

Figure 1.41. Symphony Terrace residential development on site of Temple B'rith Kodesh (compare to Figure 1.7); demonstrates renewed development interest after investments made by well-connected and endowed neighborhood association. Source: Rochester City Hall Photo Lab Contemporary Collection (c0002857.jpg).

Figure 1.42. Layers of the neighborhood's development history are seen in this view from the intersection of Windsor and Selden Streets, with a late-nineteenth century house and 1980s townhomes in the shadow of the early 1990s Eastman dormitory tower, suggesting a history of investment, disinvestment, and reinvestment by residents and institutions. Source: Rochester City Hall Photo Lab (c0001361.jpg).

Section 2: Existing Resources Inventory

Figure 2.1. Base Map Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNEW/Airbus DS, USDA USGS, AeroGRID, IGN, and the GIS User Community. Parcel boundary shapefile source: City of Rochester Tax Parcel Records (updated April 7, 2020). Building footprint shapefile source: City of Rochester Building Footprint Dataset (updated April 7, 2020).

Figure 2.2. Source: City of Rochester Preservation Guidelines.

Figure 2.3. Base Map Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNEW/Airbus DS, USDA USGS, AeroGRID, IGN, and the GIS User Community. Parcel boundary shapefile source: City of Rochester Tax Parcel Records (updated April 7, 2020). Building footprint shapefile source: City of Rochester Building Footprint Dataset (updated April 7, 2020).

Figure 2.4. Source: City of Rochester ROC Historic Map Viewer, 1910 Plat Map (<https://maps.cityofrochester.gov/historic/>).

Figure 2.5. Landmark Society of Western New York photograph, 2022.

Figure 2.6. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.7A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.7B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.7C. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.7D. Source: Democrat and Chronicle, Sunday, January 28, 1940.

Figure 2.8. Base Map Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNEW/Airbus DS, USDA USGS, AeroGRID, IGN, and the GIS User Community. Parcel boundary shapefile source: City of Rochester Tax Parcel Records (updated April 7, 2020). Building footprint shapefile source: City of Rochester Building Footprint Dataset (updated April 7, 2020).

Figure 2.9. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.10. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.11. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.12. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.13. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.14. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.15. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.16. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.17. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.18A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.18B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.19. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.20. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.21A. Source: Democrat and Chronicle, Wednesday, May 17th, 1933.

Figure 2.21B. Source: Democrat and Chronicle, Sunday September 11, 1927

Figure 2.21C. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 2.21D. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.22A. Source: Google Street View, 2022.

Figure 2.22B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.23. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.24. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.25. Base Map Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNEW/Airbus DS, USDA USGS, AeroGRID, IGN, and the GIS User Community. Parcel boundary shapefile source: City of Rochester Tax Parcel Records (updated April 7, 2020). Building footprint shapefile source: City of Rochester Building Footprint Dataset (updated April 7, 2020).

Figure 2.26A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.26B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.27. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.28A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.28B. Source: Landmark Society of Western New York photograph, 2022.

York photograph, 2022.

Figure 2.29. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.30. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.31. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.32A. Source: Democrat and Chronicle, Saturday June 13, 1987.

Figure 2.32B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.33. Google Street View, 2022.

Figure 2.34. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.35A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.35B. City of Rochester, NY Property Information (<https://maps.cityofrochester.gov/propinfo/>), 1995.

Figure 2.36A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.36B. City of Rochester, NY Property Information (<https://maps.cityofrochester.gov/propinfo/>), 2013.

Figure 2.36C. City of Rochester, NY Property Information (<https://maps.cityofrochester.gov/propinfo/>), 2013.

Figure 2.37. Base Map Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNEW/Airbus DS, USDA USGS, AeroGRID, IGN, and the GIS User Community. Parcel boundary shapefile source: City of Rochester Tax Parcel Records (updated April 7, 2020). Building footprint shapefile source: City of Rochester Building Footprint Dataset (updated April 7, 2020).

Figure 2.38. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.39A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.39B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.40. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.41. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.42. Base Map Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNEW/Airbus DS, USDA USGS, AeroGRID, IGN, and the GIS User Community. Parcel boundary shapefile source: City of Rochester Tax Parcel Records (updated April 7, 2020). Building footprint shapefile source: City of Rochester Building Footprint Dataset (updated April 7, 2020).

Figure 2.43. Source: City of Rochester ROC Historic Map Viewer, 1910 Plat Map (<https://maps.cityofrochester.gov/historic/>).

Figure 2.44A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.44B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.45A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.45B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.46. Base Map Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNEW/Airbus DS, USDA USGS, AeroGRID, IGN, and the GIS User Community. Parcel boundary shapefile source: City of Rochester Tax Parcel Records (updated April 7, 2020). Building footprint shapefile source: City of Rochester Building Footprint Dataset (updated April 7, 2020).

Figure 2.47A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.47B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.48A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.48B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.48C. City of Rochester, NY Property Information (<https://maps.cityofrochester.gov/propinfo/>), 1995.

Figure 2.49A. Source: Google Street View, 2022.

Figure 2.49B. Source: City of Rochester ROC Historic Map Viewer, 1935 Plat Map (<https://maps.cityofrochester.gov/historic/>).

Figure 2.50. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.51. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.52. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.53. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.54A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.54B. City of Rochester, NY Property Information (<https://maps.cityofrochester.gov/propinfo/>), 1995.

Figure 2.55A. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.55B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.56A. Source: Google Street View, 2022.

Figure 2.56B. Source: Landmark Society of Western New York photograph, 2022.

Figure 2.57. Source: Google Street View, 2022.

Figure 2.58. Source: Google Street View, 2022.

Figure 2.59A. Source: City of Rochester ROC Historic Map Viewer, 1935 Plat Map (<https://maps.cityofrochester.gov/historic/>).

Figure 2.59B. Source: City of Rochester ROC Historic Map Viewer, 2019 Photo Imagery (<https://maps.cityofrochester.gov/historic/>).

Figure 2.59C. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 2.59D. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 2.59E. Source: Google Street View, 2022.

Figure 2.59F. Source: Google Street View, 2022.

Figure 2.60A. Source: Rochester Public Library Local History Division (rpc1515a.jpg).

Figure 2.60B. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y., 1919.

Figure 2.60C. Source: Google Street View, 2022.

Figure 2.60D. Source: Rochester Public Library Local History Division (rpc1322a.jpg).

Figure 2.61A. Source: City of Rochester ROC Historic Map Viewer, 1910 Plat Map (<https://maps.cityofrochester.gov/historic/>).

Figure 2.61B. Source: Rochester Public Library Local History Division (rpc1514a.jpg).

Figure 2.61C. Source: City of Rochester ROC Historic Map Viewer, 2019 Photo Imagery (<https://maps.cityofrochester.gov/historic/>).

Figure 2.61D. Source: Google Street View, 2022.

Section 3: Understanding What Was Lost and Looking to the Future

Figure 3.1. Source: Democrat and Chronicle, Friday, May 16, 1958.

Figure 3.2. Source: Unknown.

Figure 3.3. Source: andyarthur.org (original source unknown).

Figure 3.4. Source: New York State Archives.

Figure 3.5. Source: Google Maps.

Figure 3.6. Source: Rochester Municipal Archives

(m0000187.jpg).

Figure 3.7. Source: Landmark Society of Western New York photograph, 2022.

Figure 3.8. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 3.9. Source: Landmark Society of Western New York photograph, 2022.

Figure 3.10. Source: Democrat and Chronicle, Sunday, January 28, 1940.

Figure 3.11A. Source: Landmark Society of Western New York photograph, 2022.

Figure 3.11B. Source: Google Street View, 2022.

Figure 3.12. Source: City of Rochester, NY Property Information (<https://maps.cityofrochester.gov/propinfo/>).

Figure 3.13. Source: City of Rochester, NY Property Information (<https://maps.cityofrochester.gov/propinfo/>).

Figure 3.14. Source: City of Rochester, NY Property Information (<https://maps.cityofrochester.gov/propinfo/>).

Figure 3.15. Source: Landmark Society of Western New York archives, circa 1950s.

Figure 3.16. Source: Landmark Society of Western New York archives, 1988.

Figure 3.17. Source: City of Rochester. (<https://cityofrochester.smugmug.com/>)

Figure 3.18. Google Street View, 2022.

Figure 3.19. Source: Landmark Society of Western New York archives, 1968.

Figure 3.20A. Source: Albert R. Stone Negative Collection, Rochester Museum & Science Center, Rochester, N.Y.

Figure 3.20B. Source: Landmark Society of Western New York photograph, 2022.

Figure 3.21. Source: Landmark Society of Western New York photograph, 2022.

Figure 3.22. Source: City of Rochester ROC Historic Map Viewer, 1935 Plat Map (<https://maps.cityofrochester.gov/historic/>).

Figure 3.23. Source: City of Rochester ROC Historic Map Viewer, Current Street Map (<https://maps.cityofrochester.gov/historic/>).



LANDMARK
SOCIETY

of WESTERN NEW YORK