

# Naples Historic Resources Survey

Town & Village of Naples, Ontario County, New York

*sponsored by*

**the Town & Village of Naples**

with funding provided by

**Preserve New York**

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*survey conducted by*

**The Landmark Society of Western New York, Inc.**

submitted August 7, 2019

**SUMMARY:** Based on our historic resource survey of the Village of Naples and adjoining portions of the Town, The Landmark Society finds (A) basis for *three* distinct National Register –eligible historic districts within the village, associated variously with the village’s development as a regional milling, viniculture, and commercial center in the nineteenth and early to mid- twentieth centuries; (B) basis for the National Register –eligibility of *one* individual property outside the proposed districts, associated with the area’s early settlement (the old “Fairview” cemetery); and (C) basis for special sensitivity to several additional historic properties and areas in local development planning. *For general map of proposed districts, see p. 10*

## Methodology

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

Based on information gathered from an October 18th meeting with key local stakeholders<sup>1</sup>, an October 30th general public meeting, a preliminary "windshield tour" on October 18th, and preliminary research using primary and secondary resources available at the local library and electronically, a survey area comprising the entirety of the Village of Naples and adjoining portions of the Town along Route 21 north and south of the Village was established for the project (see Figures 1a & b). In particular, a 1985 Cultural Resources Survey Report<sup>2</sup> encompassing properties along Route 21 through the Village and beyond – prepared in conjunction with a NYS Department of Transportation reconstruction of that thoroughfare – was helpful in establishing the Route 21 corridor as a focal axis for the present survey; in fact, this 1985 report was the basis for prior designation of most of the Route 21 corridor between points north and south of the Village boundaries as *Eligible* for listing on the National Register of Historic Places by the State Historic Preservation Office (SHPO). Beyond that, the windshield survey and research indicated that the entirety of the densest settlement, construction, and character-defining commercial & agricultural activity in the Naples Valley has been concentrated within the current Village boundaries in the past and present, confined by steep topography on the northwest and southeast. Even along Route 21, the busiest thoroughfare through the valley from early in the village's history through the present-day, property development is increasingly sparse and peripheral to the historical evolution of Naples at increasing distance from the village core, justifying the termination of the survey area after its course along the thoroughfare for some distance. In total, the survey area encompassed approximately 1.1 square miles (700 acres) and roughly 500 properties ranging from small residential & commercial parcels in the village core, to larger agricultural tracts with historical connections to the village's development, especially in the northeast portion of the survey area.

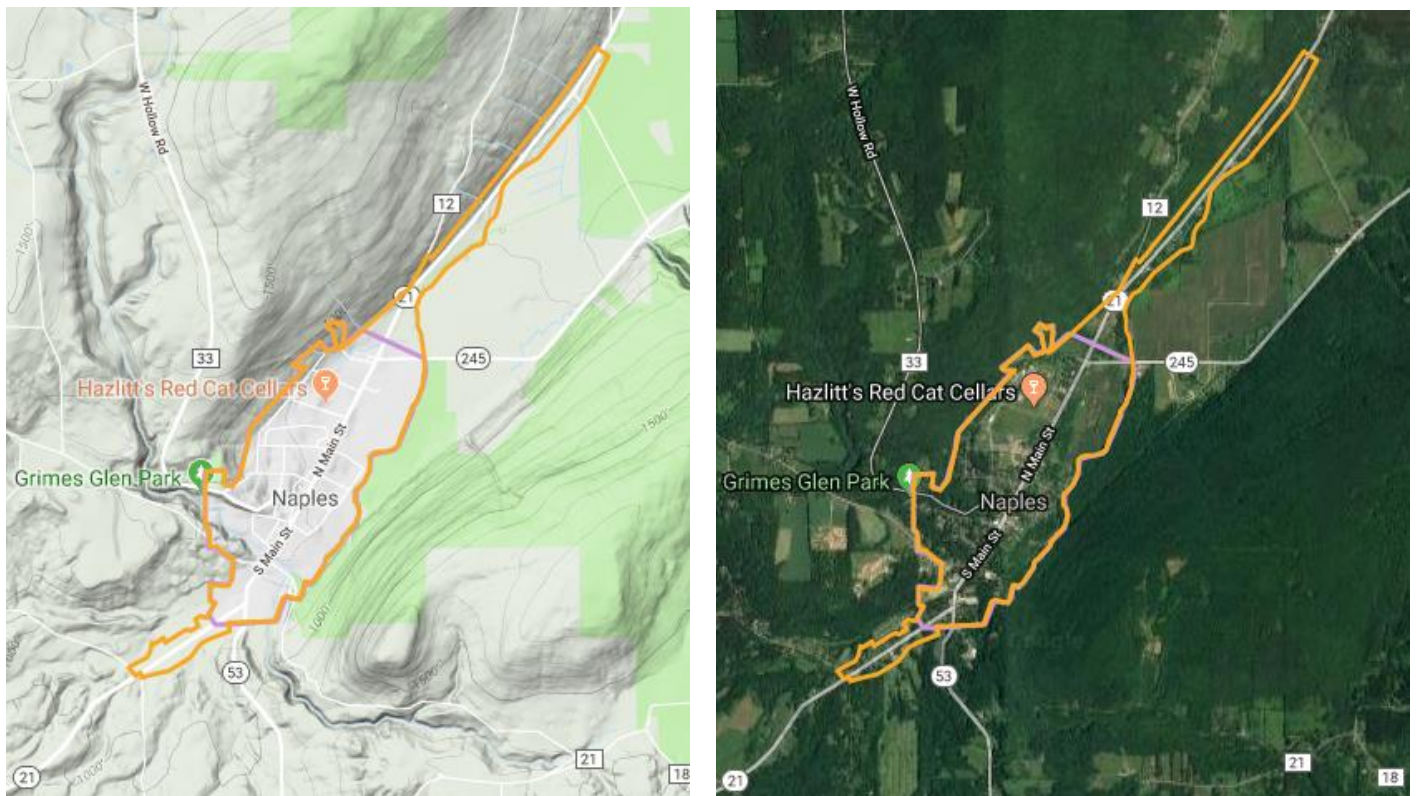
The survey boundaries established, work proceeded with a more thorough "windshield survey" on March 21th followed by "feet-to-the-street" field work in late March and early April 2019, using a hybrid reconnaissance- and intensive- level methodology in accordance with National Register (NR) guidelines as well as guidance gleaned from late September conversations with SHPO employees. Within the areas where contiguous properties showed sufficient integrity and historical relevance and relatedness for a historic district, representative streetscape photos were taken, and all individual properties were documented using SHPO's reconnaissance-level survey forms in the CRIS Trekker application. Resources outside of potential districts that appeared to be eligible for *individual* National Register listing were documented using a hybrid approach, with streetscape photos to establish context as well as completion of both CRIS Trekker application's reconnaissance-level fields and the physical description and statement

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<sup>1</sup> including representatives of Village, Town, and County government, and from the Naples Historical Society

<sup>2</sup> New York State Department of Transportation, *Cultural Resource Investigation for the Reconstruction of Route 21 ... , Town of Naples and Village of Naples, Ontario County, New York*, July 1985.

of significance fields on the intensive-level form. Those properties that did not appear to have the integrity, context, history, or age to be eligible individually or as part of a historic district received cursory documentation, with streetscape photographs taken to justify those judgements.



**Figures 1a & b.** Survey Area within orange boundary, shown on topographic and aerial imagery maps; Village municipal boundary in lilac purple where it does not coincide with the survey area boundary. Note relatively quick transition to larger agricultural tracts, sparse residential settlement along major thoroughfares, and undeveloped land outside of boundary, as well as steep slopes to the northwest and southeast that have narrowly confined development through the village's history.

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

## Historic Context & Associated Property Types

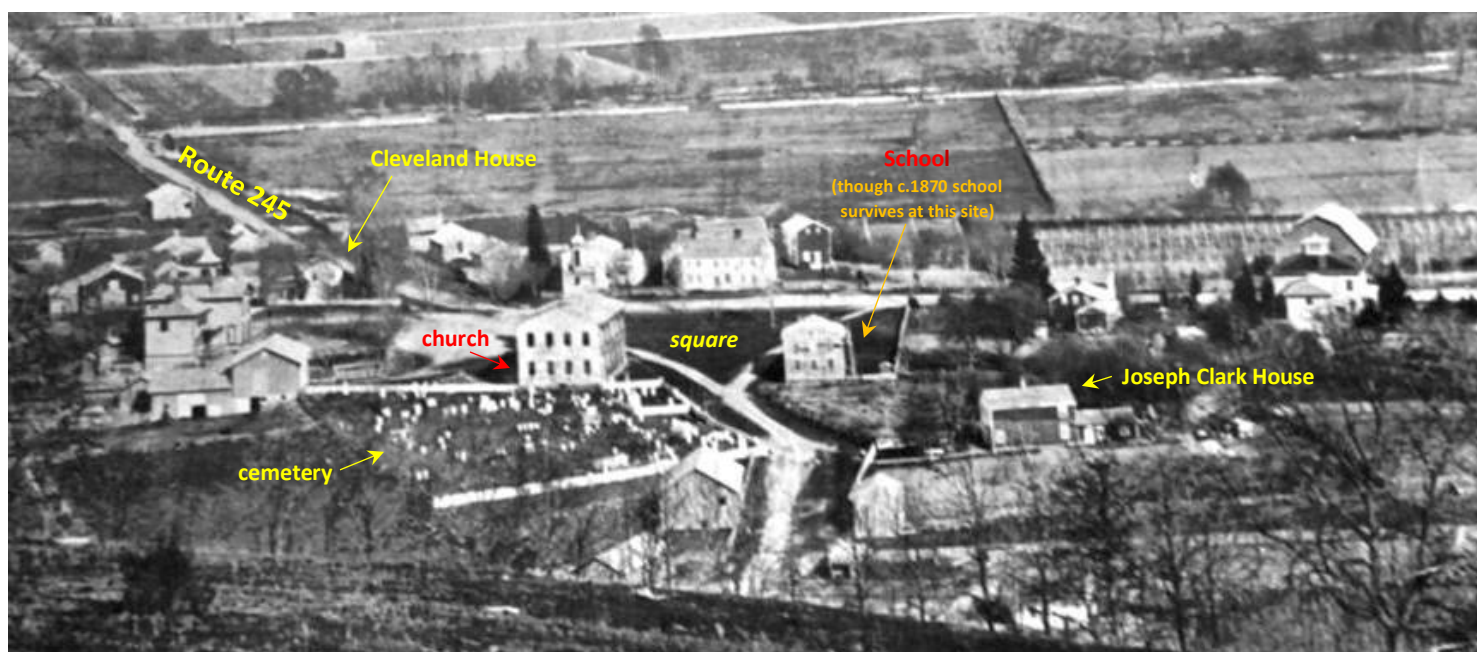
When the first New England settlers from Patridgefield (now Peru), Massachusetts arrived in the Naples Valley in the early 1790s – having purchased the township as a collective – they set about, in large part, recreating the built environment and economic lifeways with which they were familiar back East. A small village square was set aside early on in what is now the north part of the Village, from land donated by Revolutionary War veteran brothers Nathan and William Watkins<sup>3</sup>, near a former Seneca settlement in the fertile flats along Naples Creek. Early civic infrastructure was concentrated around this site, including

<sup>3</sup> The settlement was initially named Watkestown, then Middletown – for its location on the road between the larger settlements of Bath and Canandaigua – and finally, in 1808, Naples.

the first church and cemetery as well as a schoolhouse, the latter two surviving on the landscape in some form along with the square today (see Figures 2 & 3). In addition, the houses and adjoining lands of the earliest Euro-American settlers were concentrated around the square, including the extant c.1794 Federal-style houses of Ephraim Cleveland<sup>4</sup> (201 N. Main Street) and William Clark (7976 Route 21; significantly altered), and the Watkins brothers' properties. At least two taverns were also established near the square in the first two decades of the nineteenth century, suggesting a healthy flow of people through this node. Indeed, as the geographic and civic center of the new settlement, the square was the site of much early communal activity, including reportedly being the location for a crude oak stump mortar shared by New England settlers and native Senecas, who retained hunting rights in the area into the first decade of the nineteenth century, and the mustering of a company during the War of 1812. The area's earliest outbound roads diverged from the area of the square, too, with both what is now Route 245 to Rushville and various roads west of Canandaigua Lake laid out in the mid-1790s. Subsequent development has removed some of these earliest structures and features from the landscape; altered others with non-historic materials and additions; and added non-historic structures, isolating the intact historic properties from one another and obfuscating their connection, but the area nevertheless retains some of its unique historic character, with the square as its centerpiece (see Figures 64-69).



**Figure 2.** 1859 map detail showing village square area; cf. Figure 3



**Figure 3.** Village square area looking southeast from western slope of valley, c.1861 – reportedly oldest known photograph of Naples. Labeled for ease of identifying locations referenced in this report: extant in yellow, lost in red.

<sup>4</sup> The Cleveland House is already individually listed on the National Register of Historic Places, featuring well-preserved interior stenciling; it was recently acquired by the Naples Historical Society, which has been making initial investments in the property with an eye toward sustainable preservation.



In addition, improved milling knowledge and technology carried by the early New England settlers from the industry's innovative epicenter in the Atlantic Tidewater regions found ready application in the well-watered Naples Valley, with Grimes, Eelpot, and Tannery Creeks cascading over a short distance to



**Figure 4a.** c.1850 "Naples Mill" in c.1910 photo, second on site. Note flume from original Clark race at far L; race removed in early 1920s, but mill building extant on Wall St. Flour mill.



**Figure 4b.** Ontario Mill, once 145 N. Main St., in c.1870 photo. Not first bldg. on site. Variously a grist mill, planing mill, carding mill.



**Figure 4c.** Griswold saw & planing mill / basket factory in c.1890 photo. Extant, though highly altered as residence.

valley floor, necessitated by the fluid dynamics of the enterprise, and between them and the valley slopes where vineyards concentrated, made for what might be called a far-flung development pattern, preserved in the village's less compact layout today (see Figure 5).

converge as the Naples Creek below (see Figures 4a-c). Benjamin Clark and Jabez Metcalf constructed the first of what became many Naples raceways around 1793, from Grimes Creek at the mouth of Grimes Glen northeast over a long course to Naples Creek north of present-day Route 245. Clark built one of the Genesee Country's first sawmills on this race in that same year, on the site still occupied by a later c. 1850 flour mill. Moreover, the earlier trip to Elmira or later Seneca Point for milling grain was eliminated when Clark opened the settlement's first grist mill around 1796, roughly on the site of the present-day Sunoco gas station at the intersection of N. Main Street and Ontario Street. The success of these mills and the plentiful additional opportunities for water development in the southwestern part of the valley, where the many creeks converged to form the Naples Creek, encouraged the construction of a number additional races and mills in that area through the first half of the nineteenth century. By the release of the village's first detailed map in 1852, Naples was home to a least three grist mills, two saw & planing mills, a carding mill for wool processing, a foundry, and a chair factory, on a number of different races across a relatively large area of the southwestern valley floor. By 1859, water-powered sash & blind and axe factories had been added, as well as an ambiguously identified "Farmers' Mill" at the site of the extant Griswold Mill. A number of box factories appear along the races in the 1874 map, probably to serve the area's viniculture that had been expanding since mid-century as prosperous farmers began recognizing that the well-drained soils and microclimate on the southeast-facing slope of the northwest valley wall were ideal for grape-growing<sup>5</sup>.

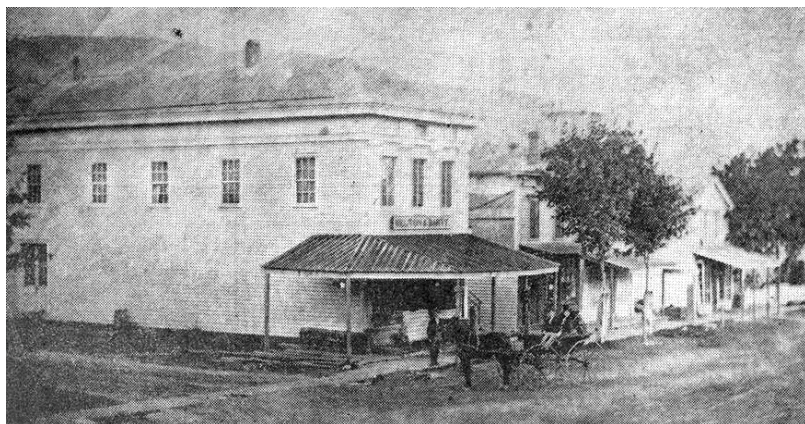
The generous spacing between the races across the

<sup>5</sup> "Successful Grape Culture," *The Cultivator*, Apr. 1855, 168.



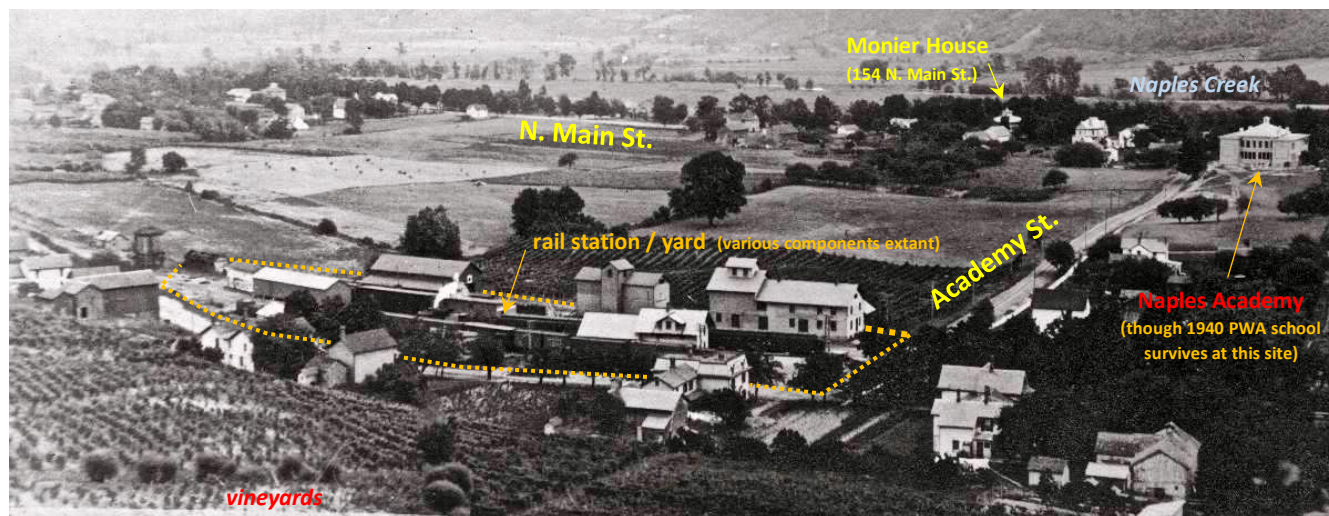


With the mills and water-powered factories concentrating where the several creeks converged at the southwestern end of the valley, the center of residential, commercial, and religious development was shifting south along present-day Route 21 from the old square by the 1830s, with Greek Revival, Italianate, and Second Empire -style houses, Greek Revival and Gothic Revival -style churches, and Italianate -style commercial structures arising in this new area in the mid- nineteenth century and preserved with generally good integrity to today (see Figure 6). The arrival of businessmen like Elijah Wells and James L. Monier in the 1820s and 1830s aided in the commercial turn of the local economy, and it is telling that both men built their homes – of which Monier’s still stands (154 N. Main Street) – toward the new southwestern center. Similarly,



**Figure 6.** View N from Mill & N. Main Streets, c.1870. Note Greek Revival -styled commercial bldg. on L, false-fronted bldg. adjacent at center, and Italianate cupola in background above. All survive today at core of village, cf. Figure 21a.

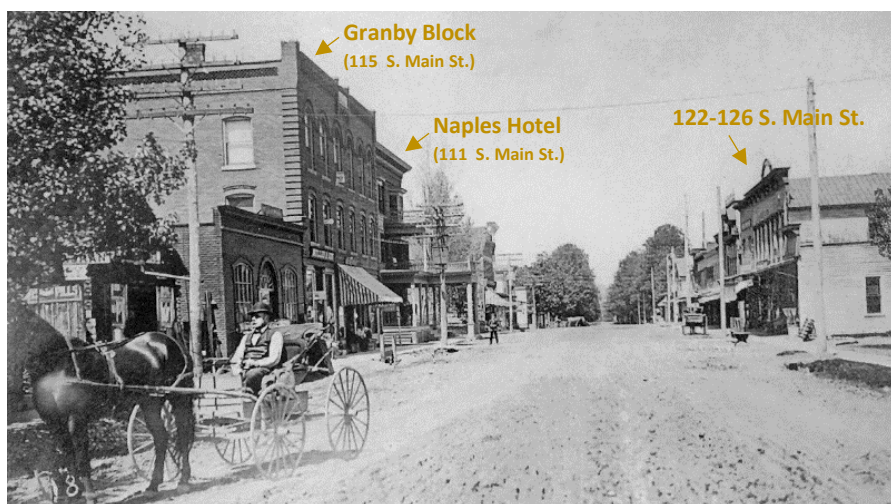
the A.J. Warner -designed c.1872 brick Italianate town hall – dedicated as a Civil War memorial and already listed on the National Register of Historic Places - was built in the emerging southwest community center, just south of the 1860 Naples Academy (on the site currently occupied by the high school) and just north of the mid- nineteenth century Baptist and Presbyterian churches. The 1892 completion of the valley’s first rail line, from Middlesex – and later Geneva – to a station just west of the new village center, further encouraged far flung expansion to the south and west around the turn of the nineteenth into the twentieth century (see Figure 7). Queen Anne, Eastlake, and early Colonial Revival -style houses appear on newer streets like Thrall and Lyon Streets developed around the western rail complex, and along thoroughfares extending out from the commercial core, exemplifying this continued turn-of-the-century growth (see Figure 9). Stretches of early twentieth century tract housing, as on the north end of East



**Figure 7.** View E from west slope of valley, near Academy St., c. 1915. Labeled for ease of identifying locations referenced in this report: extant in yellow, lost in red. Note dispersed development pattern across valley floor, owing to multiple centers of activity, in vineyards on slopes (foreground), at rail station, along major regional road (Route 21 / Main St.), and at mills, often along waterways.



Avenue, where an agricultural complex including a vineyard, orchard, and water-powered box factory once stood, testify to the broad prosperity, dynamism, and growth of the community after the arrival of the railroad through the early twentieth century, as do alterations to Greek Revival structures in various early twentieth century styles (see Figures 10a-b, 11). Contemporaneous commercial and residential redevelopment in the center of the village by prominent late nineteenth century citizens like businessman G. Granby, with his 1885 “Granby Block” (115 S. Main St.) and Neoclassical house (120 N. Main Street), and banker / vintner Hiram Maxfield, with his Classical Revival house (105 N. Main Street) and bank building (109 S. Main Street), illustrate the area’s continued commercial and civic draw, even as the



**Figure 8.** View NE along N. Main St. near Vine St., c.1890. Labeled for ease of identifying locations referenced in this report: extant in yellow, lost in red. Note differing styles.

viability of the mill industry waned with electrification (see Figure 8). Indeed, even after Clark’s race was removed in 1921 after more than 125 years on the landscape, the village’s prominence in the region as a commercial, vinicultural and civic center was so firmly established that the Depression-era Public Works Administration chose to showcase their work in Naples with the Art Deco / Collegiate Gothic 1940 school, on the site of former Naples Academy.



**Figure 9.** 36 Thrall St., c.1910 photo – typical of higher-style houses built during commercial growth period after opening of 1892 rail station



**Figure 10a.** 1 Mechanic St. – Greek Revival with early 20<sup>th</sup> century Colonial Revival remodeling



**Figure 10b.** 15 Elizabeth St. – Greek Revival with early 20<sup>th</sup> century modest Craftsman remodeling



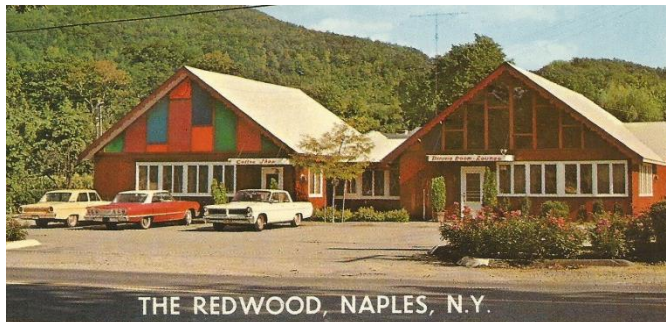
**Figure 11.** 55, 53 & 51 East Ave. Note nearly identical form, suggesting simultaneous construction from common plan as early 20<sup>th</sup> century “tract houses”



The twin attractions of the village’s natural setting and the local wine industry – consolidated under Widmer’s Wine Cellars, founded in 1888 by a Swiss immigrant, merged with competitor Maxfield’s in 1941, and modernized after a destructive 1943 fire – increasingly drew visitors to the valley as the twentieth century progressed, particularly as the automobile put Naples within range for day-trippers and summer residents from nearby urban areas (see Figure 12). The mid-twentieth century saw some development to capitalize on the large volume of visitors during the annual fall grape festival, inaugurated in 1961, and throughout the warm months; Bob ‘n’ Ruth’s Restaurant, the Redwood Restaurant, and the Widmer’s tasting room – remodeled in Swiss style at mid-century from an earlier building – exemplify this trend and, with their half-timbering, play to Naples’s branding as the “Switzerland of America” (see Figures 13, 61a-b). At the same time, some of the historic commercial structures at the village core were found to be unsuited for the automotive age, and were replaced by



**Figure 12.** Tours of Widmer’s Wine Cellars, photo c. 1955



**Figure 13.** c.1965 postcard featuring Redwood Restaurant; note neo-Chalet /Alpine style, an architectural nod to Naples’ “Switzerland of America” nickname

non-historic, more auto-oriented commercial structures, particularly on south end of the central commercial strip (see Figures 36a-b). Nevertheless, even as the local grape and wine industry faltered with shifting consumer tastes in the later twentieth century, and Widmer’s production declined with changing ownership in that period, property owners generally recognized that the village’s unique character would continue to attract people to the region, and most of the smaller- scale historic structures remain preserved today.

## Recommendations

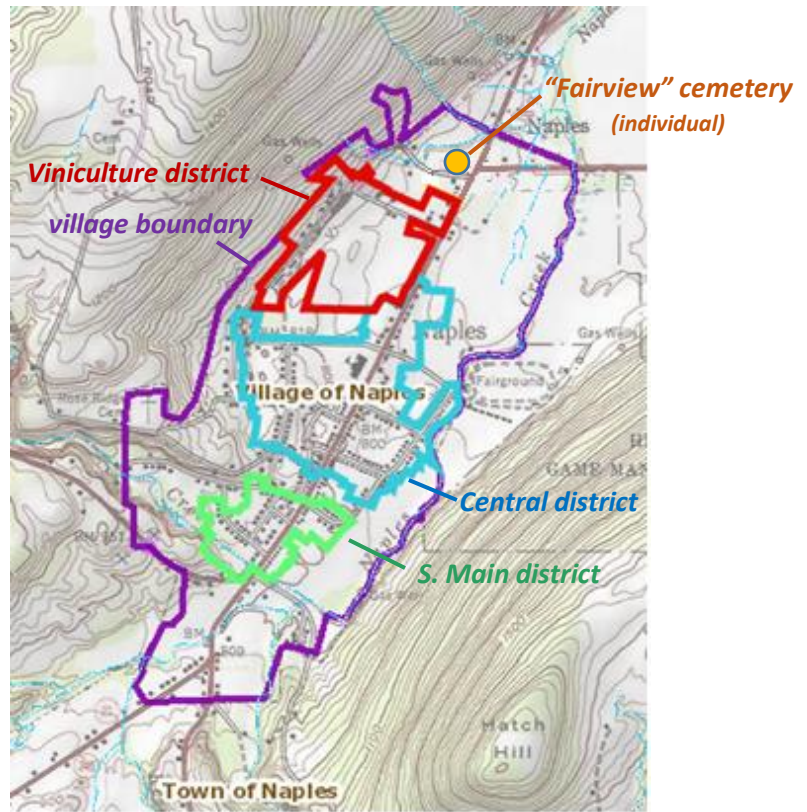
Based on our field observations, archival research, and discussions with local stakeholders, we are proposing:

(A) three historic districts eligible for listing on the National Register of Historic Places:

- a **Central Naples Historic District**, encompassing contiguous historic properties at the community’s core associated with and exhibiting the village’s growth as a regional milling, agricultural processing, and commercial center in the nineteenth and early twentieth centuries, including residential properties associated with these developments (see page 10)
- a **Naples South Main Street Historic District**, encompassing mostly residential properties within a neighborhood that grew out of Naples’ late nineteenth and early twentieth century prosperity as a commercial center for the region, even as the rural milling industry waned (see page 19)

- a **Naples Viniculture Historic District**, encompassing contiguous properties associated with and exemplifying the growth and evolution of viniculture in the Naples Valley and the larger Finger Lakes region from the late nineteenth into the twentieth century, particularly the development of the economically and physically dominant Widmer winery (see page 22)

- B) the eligibility of one individual historic property with particular significance in the area's early settlement but outside the proposed districts' boundaries – the old "Fairview" cemetery (near Route 245 & 21 intersection) – for individual listing on the National Register (see pages 26-27)
- (C) local-level sensitivity and/or protection for several historic properties and areas whose presence help establish the community's character and are a vital resource in local development, even if they do not have the historic integrity and/or context to be listed to the National Register (see page 26-30)



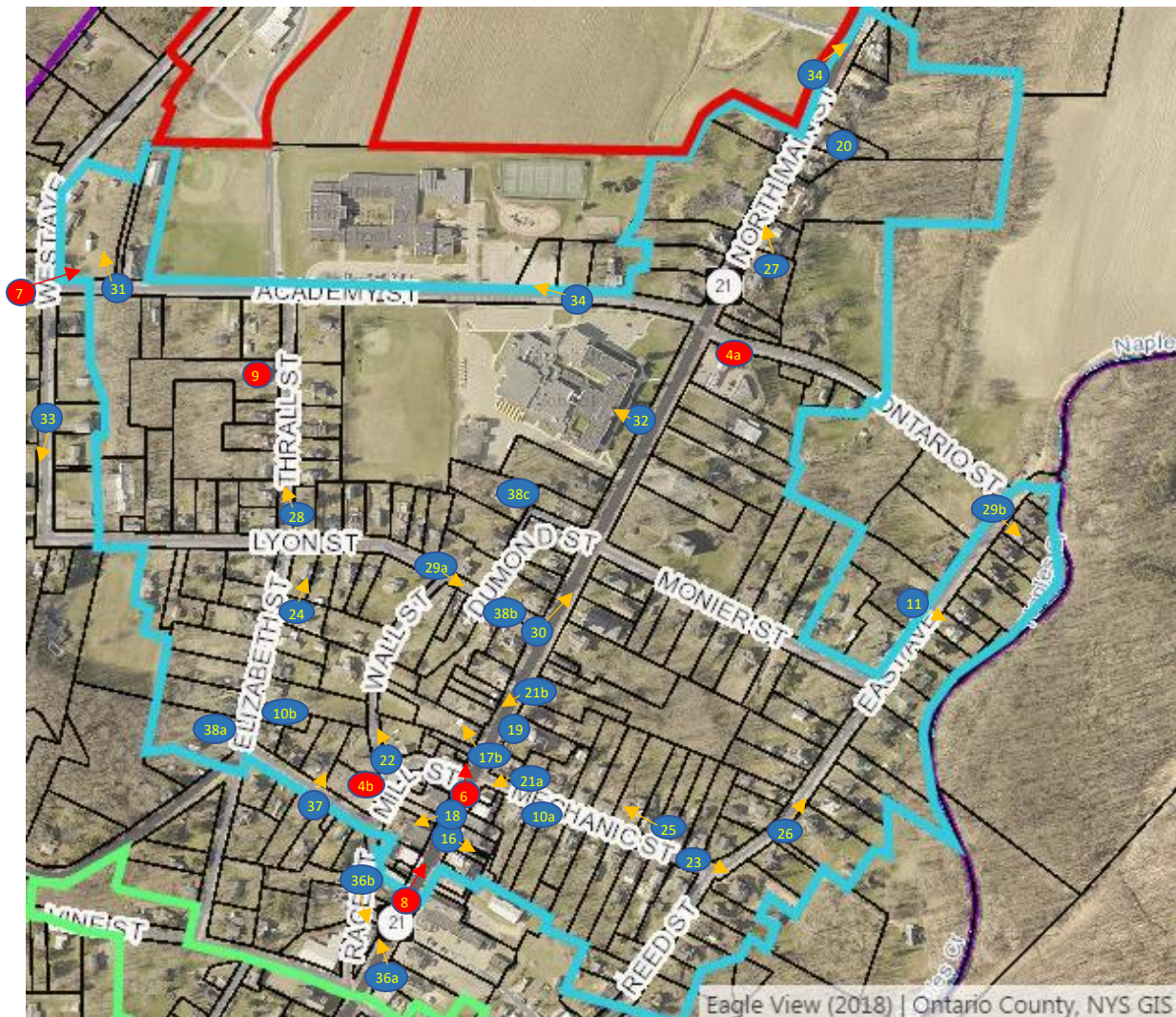
**Figure 14.** General map of *three* proposed NR –eligible districts

#### ***Proposed Central Naples Historic District*** (185 properties)

Historic commercial and residential properties at the center of Naples, generally built in the context of the village's mid- nineteenth to early twentieth century growth as a commercial and civic hub for the surrounding rural region – especially after the completion of a rail line to the village in 1892 – are generally well-preserved, cohere together visually and historically, and in many instances retain their historic uses; accordingly, we propose a National Register -eligible **Central Naples Historic District** encompassing these properties at the village core.

In the commercial area along Main Street, a complete continuum of styles is present, from the originally Greek Revival 102 N. Main Street (though modified, its style is still suggested in its form; see Figure 6), to the Italianate 122-126 S. Main St., to the Romanesque Granby Block (115 S. Main Street), the Classical Revival Maxfield Bank (109 S. Main Street), and the modestly Art Deco 108-112 S. Main Street. It should be noted that all still serve their general original purpose, as commercial storefronts, as financial institutions, or as hotels, and together suggest the longevity of Naples' development through the ***proposed period of significance***, from roughly the 1830s, when some of the Greek Revival commercial structures and houses in the district were built as milling expanded in this southwest portion of the valley, to the 1940s, when the included centralized high school at 136 N. Main Street was built using Public Works Administration funding. Visual coherence within this corridor is achieved with generally continuous





**Figure 15.** Proposed Central Naples Historic District boundaries (light blue) on aerial property map. Numbered ovals and arrows show vantage point of this report's figures – red are historic photos, and blue are current views.

storefronts, often with large display windows and recessed entries; frequent false fronts with bracketed cornices that lend a visual weight and sense of similar massing; decorative cornice work, including corbelling and denticulation; and brick quoining on brick structures like the adjacent Granby Block and 1895 Naples Hotel, the latter used for more than hundred continuous years as a hotel (see Figures 16-18).

Moreover, the commercial area transitions gradually in materials, scaling, massing, and set-back to contemporary residential properties further north along Main Street and onto side streets like Mechanic, Monier, and Lyon (see Figures 20-21). Styles used in the district's residential areas echo those employed in the commercial areas, with notable examples including the Neoclassical style employed in Maxfield's Classical Revival house (105 N. Main Street) and his bank, and in the Italianate details of 108 N. Main Street and the adjacent commercial properties to the south. Also, modest yet distinctive Second Empire - style houses – often with square towers and uniquely shaped and window openings, suggesting the hand of a common architect (see Figures 23, 26, 37) – are scattered throughout the district and serve together to reinforce the coherence of the district, as do generally well-preserved porch decorative details and large barns / carriage houses with decorative elements found behind many of the district's more highly-styled houses (see Figures 38a-c). Further connecting the commercial & residential areas to one another





**Figure 16.** East side of S. Main Street, village's commercial core. Note range of styles, with historically sympathetic infill. Also false fronts at far R.



**Figure 17a.** Historic storefront, 104 N. Main St.: recessed entry, large display windows. Photo c.1950.



**Figure 17b.** 104 N. Main St at present. Storefront elements preserved with high integrity, along with false front, a particularly common feature in the village's commercial architecture



**Figure 18.** West side of S. Main Street at commercial core, near Mill St. intersection. Note common architectural details – like dentillation and brick construction – similar massing, and visual continuity along street.



is the fact that often, these residential properties were occupied or owned by businessmen operating in the central commercial area, including Hiram Maxfield of Maxfield's Bank (see Figure 19) and G. R. Granby of Granby's Block (as in the case of the early twentieth century "tract homes" at the north end of East Avenue; see Figures 29a-b). Early homes clustered at the mills that operated at the edges of the proposed district, illustrated in the cluster of older homes at the eastern ends of Mechanic and Monier streets (Figures 22-23). In the instance of the Greek Revival –style house at 163 N. Main Street, the connection between the residences and the milling enterprises that once operated within the proposed district boundaries is literally built into the house: fragmented milling stones are used in the porch foundation (see Figure 20).

Just as the district includes the 1850 Baptist church and 1874 Presbyterian church, the 1872 Town Hall, and the 1939-1940 school as high-style civic structures testifying to the village's long development as a civic



**Figure 20.** Fragmented mill stones in porch foundation of 163 N. Main St.

center for the region (see Figures 30, 32), the district also extends to include the railroad complex at the western edge of the valley and the intervening early twentieth century residential development, particularly on and around Thrall Street. Serving as the gateway for people and goods into and out of the proposed district from its opening in 1892, this railroad complex – with its many surviving structures suggesting the array of activities that transpired here for the sustenance of the community – should be considered an integral part of the proposed district (see Figures 7, 28, 31a-b).



**Figure 21a.** View S from NE corner of Main St. and Mechanic St., showing continuities across transition from commercial properties at core to residential properties - gradual shift from brick to wood-frame construction, gradual decline in massing and setback, bracketing as common architectural element across transition.



← **Figure 21b.** View S from E side of N. Main St. showing continuity of setback in portions of the transition between the commercial core and the residential periphery: houses at R show small setback, similar to adjacent storefront commercial properties, suggesting visual, functional, and historical unity of the corridor





**Figure 22.** View N from S end of Wall Street, showing proximity of 1850 mill at L to back of commercial and civic core, including tower of NR-listed Morgan Hook & Ladder Co., at R



**Figure 23.** View E from E end of Mechanic St. Note concentration of higher-style 19<sup>th</sup> century houses (including Second Empire w/ square tower at far R, particularly common throughout the village), near site of 19<sup>th</sup> century mill



**Figure 24.** View N along Elizabeth St. between Lyon and Cross Streets. Note well-preserved porch ornamentation at L, large barn outbuilding at far R.



**Figure 25.** View W along Mechanic St. near East Ave. intersection. Note range of 19<sup>th</sup> century styles, common setback, and large barn outbuilding at L.



**Figure 26.** View N along East Ave. north of Mechanic St. intersection; note common setback, spacing; Second Empire w/ square tower at center





**Figure 27.** View N from N. Main St north of Ontario St. intersection; note range of 19<sup>th</sup> century styles (153 N. Main St. Greek Revival w/ triglyphs at R, Italianate and Queen Anne –styled houses opposite on L. Common setback, massing, spacing, well-preserved porch details build coherence.



**Figure 28.** Higher-style, larger houses on road around rail depot that opened in 1892; note continued inclusion of large barn outbuildings, establishing continuity with rest of proposed district. Larger form continues story of economic growth in Naples through the 19<sup>th</sup> century



**Figure 29a.** View E along Lyon St. near Wall St.; note common setback, similarity of center & right houses, suggesting rapid growth at turn of century

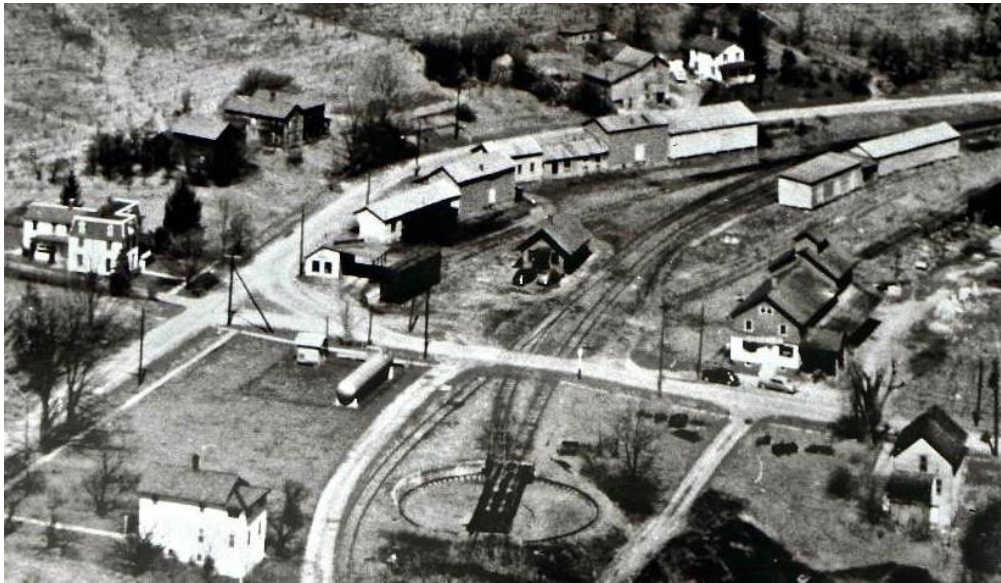


← **Figure 29b.** View E from N end of East Avenue, showing nearly identical consecutive gambrel-roofed houses likely developed simultaneously as land was subdivided around the turn of the century, suggesting local economic prosperity. cf. Figures 11 & 28a

→ **Figure 30.** View NE from N. Main and Lyon St. intersection, showing mid-19<sup>th</sup> century civic concentration comprised of 1850 Baptist church (center), 1872 Town Hall (behind Baptist church, dome showing), and 1874 Presbyterian church. Schoolhouse between churches obscured.







← **Figure 31a.** Aerial view of rail depot, photo c.1960.



**Figure 31b.** Portion of rail depot complex at present: view N from Academy St. near West Ave. Note most historic bldgs. extant

→ **Figure 32.** Detail of central E entryway to 1940 Naples High School, funded by Public Works Administration; note late Art Deco –style grape motif in surround and in mullions above, a nod to the local viniculture.





The proposed district does not include properties on West Avenue, beyond the railroad complex, owing to their more recent construction, particularly on the east side of the street, their common use of non-historic materials, and the wider spacing and larger lot size than is found in the more densely settled village (see Figure 33). Academy Street forms a northern boundary for the district, with the mid-century elementary school low and somewhat sprawling over a large property, different in form and character from the denser, older construction within the district, particularly on Thrall Street to the immediate south (see Figure 34). On the north along Main Street, the proposed district does not extend beyond 169 N. Main Street, due to the dramatic increase in house spacing and setback going northward beyond that point, in addition to a discontinuity in date of construction from the Greek Revivals on the district side of the boundary to the Eastlake style most immediately north of the boundary, all of which suggest separate development contexts (agricultural vs. village) for properties on either side (see Figure 35). Low mid-century ranch houses toward the northeast corner of the proposed district might have been included to show some continuity of residential development in the area through mid-century, if not for their use of non-historic materials, their additions that are generally unsympathetic to the historic character of the surrounding properties, and their significant intrinsic difference in form from the older, included properties immediately across East Avenue; therefore, they have been excluded. Naples Creek and forested slopes on the eastern slope of the valley form a clear border to the built-up district on its east side. Commercial properties numbered 130 through 148 on S. Main Street are generally automobile oriented, with larger set-backs than the historic commercial core, and even where they are older in age, liberal use of non-historic materials and significant additions obfuscate their historic character and do not continue the trends established by the commercial buildings to the north that have been included in the proposed district (see Figures 36a-b). Similarly, the collection of houses in the core area south of Cross Street and north of Vine Street has a higher percentage of intervening newer buildings, and the historic houses' forms are highly altered by subsequent additions and non-historic materials, thus differentiating them from the houses contained in the proposed district. Within the district, only structures that appear to be constructed outside the period of significance (that is, after the high school's 1940 construction, by which point the area's rate of commercial growth had declined), and those whose historic features that might otherwise tie it to the district's larger historical narrative are highly altered or obfuscated by non-historic materials, removal, or additions, were determined non-contributing.



**Figure 33.** View S along West Ave between Academy and Lyon Streets. Note wide spacing between houses and intervening non-historic construction, differentiating this area from those included in proposed Central Naples Historic District.



**Figure 34.** View W along Academy St. near back of High School. Note elementary school's low sprawling form, in contrast to older, denser development within proposed district, thus forming a clear northern boundary





**Figure 35.** View N from N. Main St. just S of Lake Niagara Ln; note abrupt end at L to common setback and spacing uniting development within the proposed district, establishing a clear northern boundary to the district.



**Figure 36a.** View N along S. Main St. north of Sprague St. Wide paved areas between structures, setback, and non-historic materials differentiate this commercial strip from the commercial area included in the district seen in distance R of center, causing this area to be excluded.



**Figure 36b.** View E from 129 N. Main St. Far L included in proposed district, but properties from front-gabled structure right excluded due to setback, form, and use of non-historic materials dissimilar to properties at L.



**Figure 37.** N side of Cross St. from Lyon to Race St. Note transition from commercial core at far R to houses, including Second Empire w/ tower at L



**12 Elizabeth Street**



**2 Lyon Street**



**4 Dumond Street**

**← Figure 38a-c.**  
Examples of large barn / carriage house outbuildings common across district, suggesting agricultural basis of economy



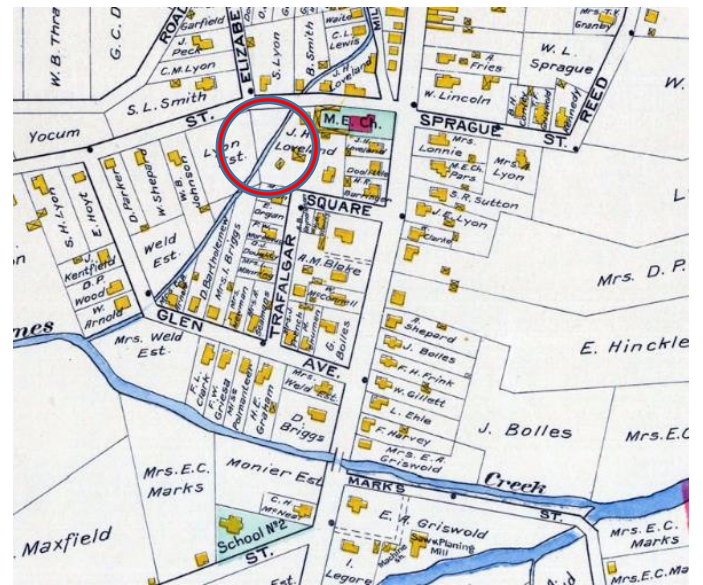
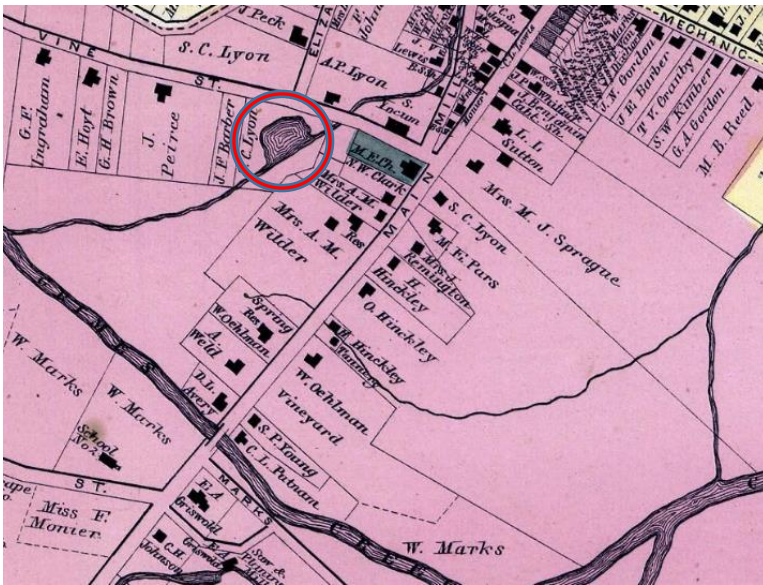
**Proposed Naples South Main Street Historic District** (70 properties)

With densely-packed residential properties testifying to the neighborhood's relatively rapid development as the milling race infrastructure that had been concentrated in this area became obsolete and local commercial opportunities expanded in the early twentieth century, the neighborhood centered on South Main Street, in our estimation, constitutes a National Register –eligible **Naples South Main Street Historic District**, with a period of significance from roughly 1870, when the first houses on this section of S. Main Street were built, to 1930, by which point most of the lots subdivided from the previously agricultural tracts had been developed. Houses in this area generally show a narrower range of styles than the Central Naples district, mostly from the latest nineteenth century to early twentieth century, owing to this relatively quick development period (see Figures 40a-b); this tends to visually unify the district. Second Empire and Eastlake style houses, along with some of the village's only modest Queen Anne houses, are found along Main Street nearer to the village center (Figure 41), with more recent Colonial Revivals, Neoclassicals, Foursquares, Craftsman bungalows further south on Main Street and on the side streets extending into the areas only opened for residential development in the early twentieth century as nineteenth century mill races in those areas became obsolete (see Figures 42-46). The district's 1923 Norman Gothic Revival Methodist Church (151 S. Main Street; now the Bristol Valley Theatre) testifies to the continued growth and dynamism in the neighborhood through the first several decades of the twentieth century. As in the Central Naples Historic District, large, often styled barn / carriage house outbuildings accompany the larger lots throughout the district (Figures 48 a-c), suggesting the still rural character of the village around the turn of the century and providing coherence across the district where it is not already established by (A) more modest styling than that found in the northern parts of the village; (B) well-preserved porch trim (e.g. Figures 42, 43, 45); (C) common setbacks, massing, and scaling; and (D) narrower spacing between houses, particularly on the side streets like James Street (see Figure 42). Areas where this continuity of setback and massing are disrupted form the boundaries of the proposed district, with the areas of newer, lower, and less-dense construction excluded (see Figures 47, 49, 50).



**Figure 39.** Proposed Naples South Main Street Historic District boundaries (light green) on aerial property map. Numbered ovals & arrows show vantage point of this report's figures – red are historic photos, and blue are current views.





**Figures 40a-b.** Area of proposed South Main Street District in 1874 (L) and 1904 (R); note relatively quick subdivision and development of this area over these thirty years as mill race infrastructure concentrated in the area declined in importance – in particular, note disappearance of holding pond (circled) as area is developed



**Figure 41.** View S along S. Main St. between James and Weld Streets. Note range of 19<sup>th</sup> century styles, common setback, massing, and spacing.



**Figure 42.** View NE along James St. north of Weld St. Note density, common massing and setback, well-preserved porch details, that suggest quick unitary development as land found new economic uses in the decline of 19<sup>th</sup> century milling industry, and build coherence within the district.



**Figure 43.** View W along Weld St. west of S. Main St. Note Well-preserved porch details, common short setback, and large barn / carriage house outbuilding, all common elements within the proposed district.





**Figure 44.** View SE along Weld St. from its bend; note newer styles on R, particularly Craftsman, within older common setback and spacing framework



**Figure 45.** View S from T-folk in James St. Note well-preserved porch details (spindling at blue house and far R), newer Foursquare form off Main St



**Figure 46.** View N from E end of Sprague St. Narrow range of late 19<sup>th</sup> and early 20<sup>th</sup> century forms, including Colonial Revival at far R, suggesting development of side streets



**Figure 47.** View E along Weld St. at bend. Similarly massed houses with large barn outbuildings on L included in district, newer, less dense R excluded.



**165 S. Main Street**



**158 S. Main Street**



**At 5 Weld Street**  
(original house presumably lost)

← **Figure 48a-c.**  
Examples of large  
barn / carriage  
house outbuildings  
common across  
proposed district,  
suggesting  
agricultural basis  
of expanding  
economy





**Figure 49.** View N along Elizabeth St. north of Vine St. Highly variable forms, ages, and setbacks, and wide spacing, exclude this area from district



**Figure 50.** View W at N. Main St. and Vine St. Methodist church (L of center) defines clear gateway to proposed South Main district, contrasting sharply in material, setback, form, and historic purpose with the low, non-historic commercial development to the R

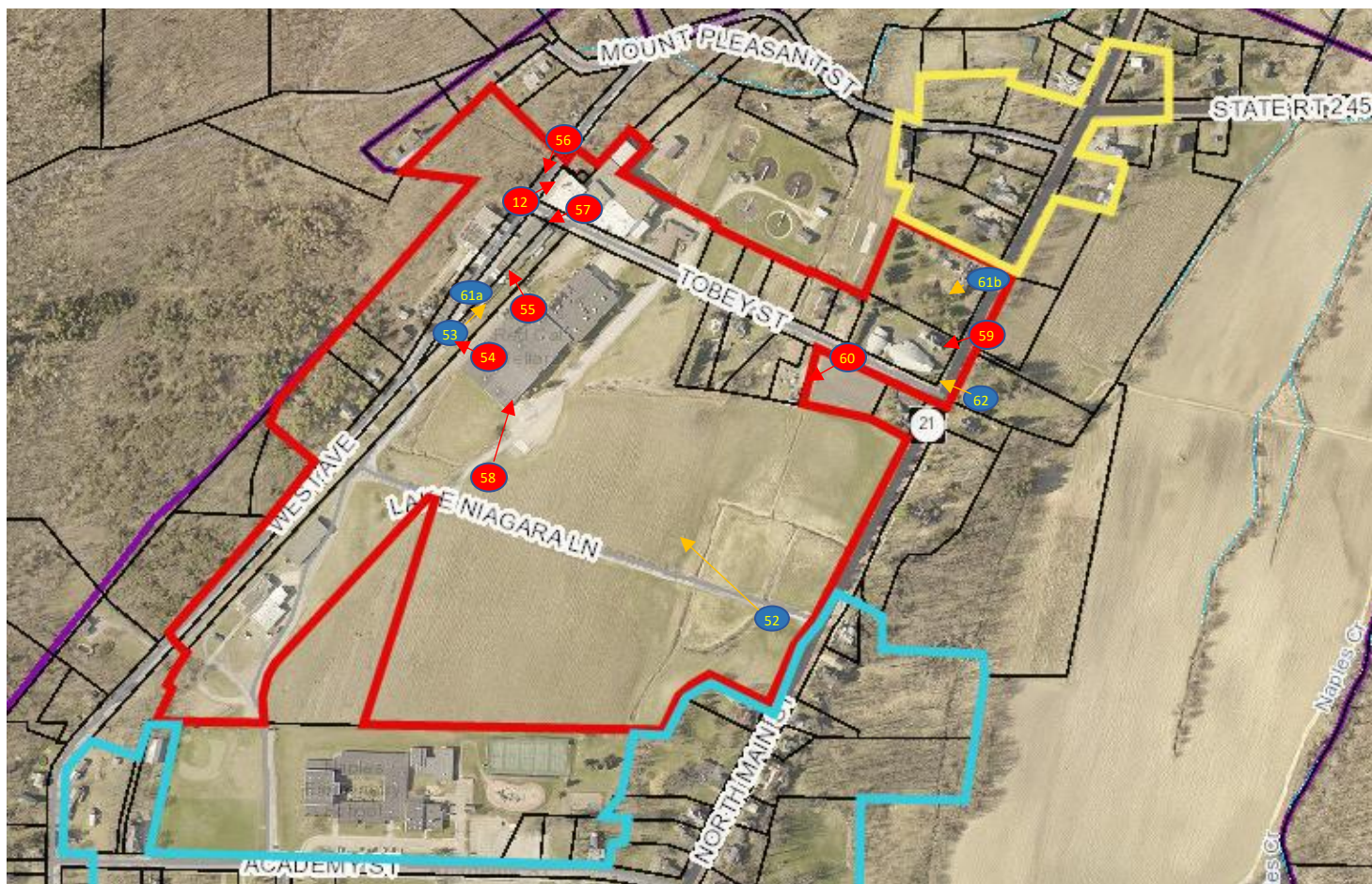
### ***Proposed Naples Viniculture Historic District*** (8 properties)

Viniculture has been a prominent, distinctive part of the village's economy since growers first discovered the ideal grape-growing conditions in the Naples Valley in the mid-nineteenth century – so prominent, in fact, that grape plant motifs are found in several of the village's highly-visible twentieth century public buildings like the 1940 High School and the 1964 St. Januarius Church. The extant complex of the former Widmer Company, which grew from its founding by Swiss immigrant John Jacob Widmer in 1888 to become the area's largest local grape products producer and largest employer as an industrial-scale operation by the mid- twentieth century, uniquely records the development of the industry in the community and the larger region, now a major grape and wine- producing area. Indeed, we propose a Naples Viniculture Historic District that includes (A) three slope-side houses and associated agricultural outbuildings once a part of vineyards on the valley slope behind, where well-drained soil and more direct sunlight made for the best growing conditions in the era before mechanized agriculture (see Figure 54); (B) a large portion of valley-bottom still cultivated with grapes, where growing shifted after agricultural machines, which could only operate on flatter terrain, were introduced to viniculture in the mid-twentieth century<sup>6</sup> (Figures 52,58); (C) the industrial scale plant where more than 3,000 tons of grapes were processed in the mid-twentieth century<sup>7</sup>, an amalgam of both early twentieth century traditional stone masonry construction and mid-century industrial construction following a large 1943 fire (see Figures 52, 56-58); (D) the Widmer house built in 1923 at 182 N. Main Street, with an Alpine –influenced style including half-timbering and long, flaring roof lines that echoes the style of the 1960s remodeling of the company's main building as a chalet-themed tasting room in agreement with the company's Swiss roots and the area's

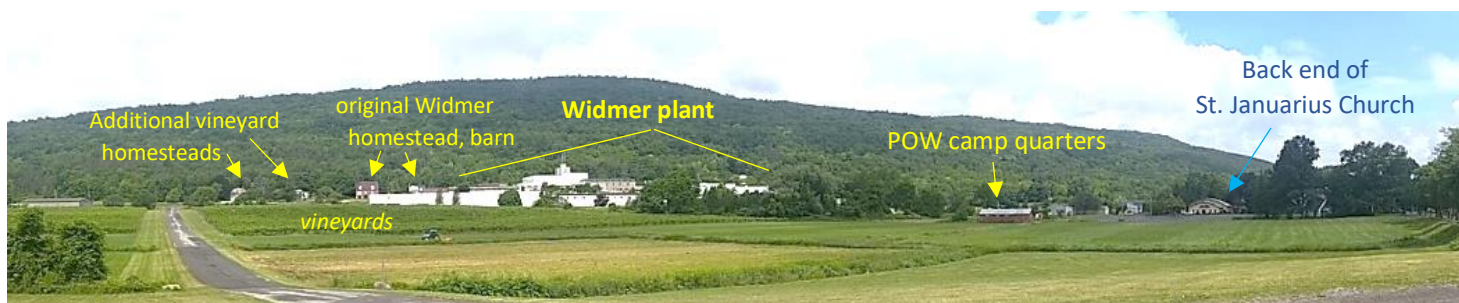
<sup>6</sup> Andy Smith, "Naples," *Upstate New York*, June 22, 1980, 6.

<sup>7</sup> Don Record, "Finger Lakes Grape Industry...Counts Good Year," *Rochester Democrat & Chronicle*, Nov. 9, 1952, 9D.





**Figure 51.** Proposed Naples Viniculture Historic District boundaries (red) on aerial property map. Numbered ovals & arrows show vantage point of this report's figures – red are historic photos, and blue are current views



**Figure 52.** View W along Lake Niagara Ln; constituent properties of proposed Naples Viniculture Historic District labeled.

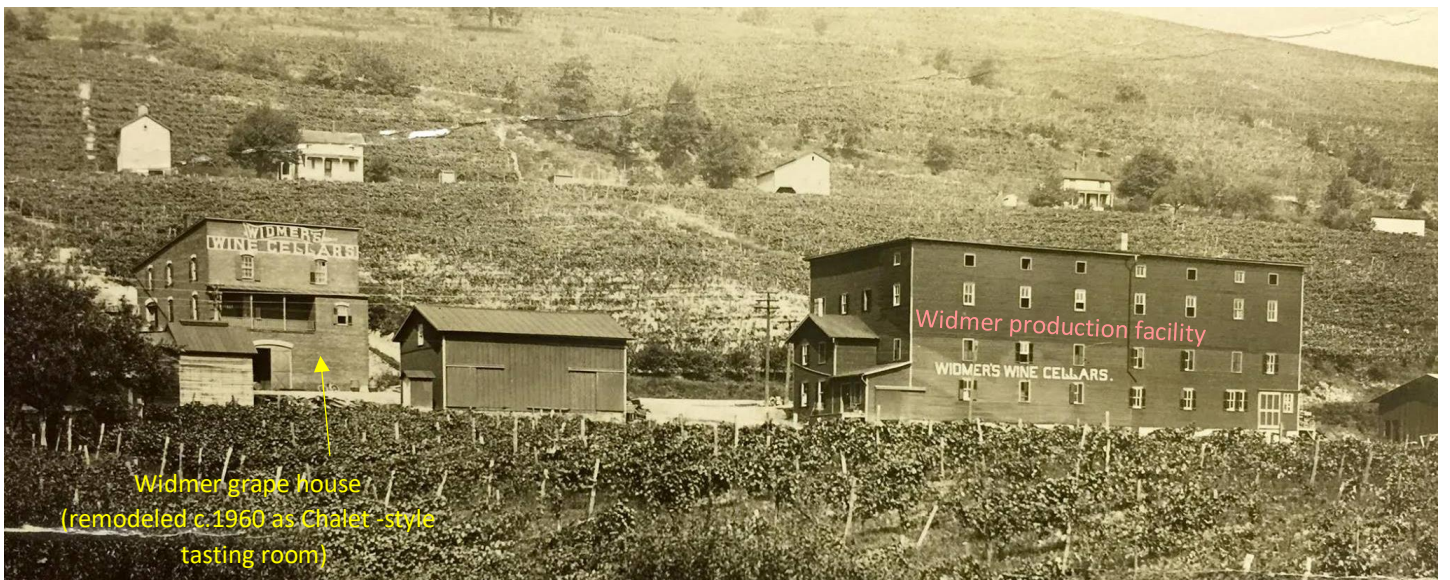


**Figure 53.** View N along West Avenue S of Widmer plant. Original Widmer house at L, Chalet -style tasting room center, plant beyond and at R.

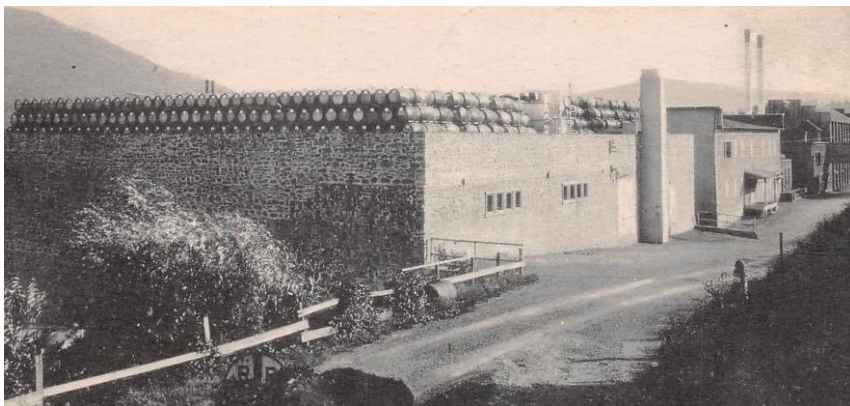




**Figure 54.** c.1915 view W from valley floor N of Lake Niagara Ln. Note vineyards on slopes in era before agricultural mechanization. Extant structures labeled in yellow, lost in red.



**Figure 55.** c.1915 view NW from valley floor N of Lake Niagara Ln: production facilities of Widmer operation. Note vineyards on slopes in era before agricultural mechanization. Extant structures labeled in yellow, lost in red.



**Figure 56.** Extant stone masonry production facility at E end of complex, viewed c.1935



**Figure 57.** aftermath of January 1943 fire at Widmer plant; foundation structure appears to have been used / replicated in extant reconstruction

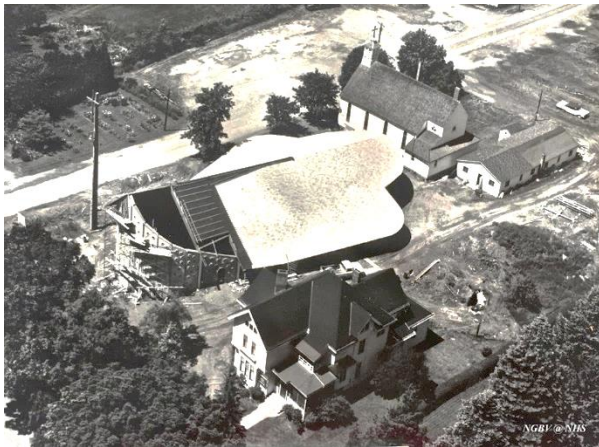




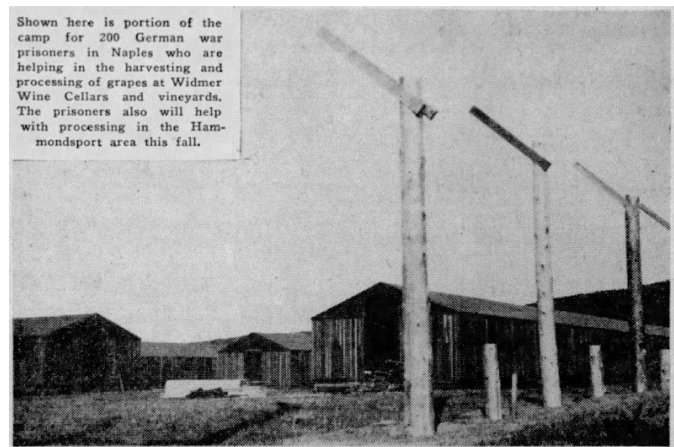
**Figure 58.** c.1955 aerial view of Widmer plant. Note increased vineyard cultivation on valley floor (R) with mechanization of production.

vineyards, with a roof designed to resemble a grape leaf in form, and colored glass window elements imitating grape fruit. Taken together, these contiguous properties uniquely illustrate the evolution of the grape-growing industry in the valley, from its basis on family farms in the mid- to late nineteenth century, to industrial scale production concentrated in a single firm and facilitated by agricultural machinery by the mid- twentieth century, as well as demonstrating the cultural influences this prominent industry had on the surrounding area, as suggested by architectural elements in surrounding properties. A National Register nomination will surely need to describe the local history of the industry and the Widmer firm with more detail, but even the more cursory research completed as a part of this survey finds the area within the proposed Viniculture Historic District to be a well-preserved rural cultural landscape associated with a key local industry. The proposed district does exclude a non-historic water treatment plant now

common appellation as the “Switzerland of America” (Figure 61); (E) a long rectangular single-story building at 6 Tobey Street that is the last remnant of a 1944-1945 POW camp sited in Naples to mitigate war-time labor shortages in the local grape industry<sup>8</sup>; and (F) the St. Januarius Church at 180 N. Main Street on property adjacent to the Widmer house and production complex, whose James Johnson design takes inspiration from the nearby



**Figure 59.** c.1964 aerial view of St. Januarius church construction, w/ older front-gable roof church towards top R; new church’s roof intended to mimic form of grape leaf.



**Figure 60.** photo of Naples POW camp appearing in 1945 Rochester *Democrat & Chronicle* article; note similarity of buildings to present 6 Tobey St. (cf. Figure 52).

<sup>8</sup> A September 1942 Rochester *Democrat & Chronicle* article on the use of local students to bring in the season’s grape harvest testifies to the war-time shortage of vineyard labor (“Pupils to Aid in Harvest of Naples Grapes: School to Close Next Wednesday to Speed Job”); a 1943 article notes “Italian prisoners of war were sent into the area to help save the crop”, and a more substantial camp was built for the Germans brought in for the 1944 and 1945 harvests, as documented in articles during those seasons (“Naples Gets Prison Camp for Germans: Soldiers to Help in Grape Crop Harvesting”, August 31, 1944). One article in 1944 includes the above picture of the camp showing structures similar to that remaining at 6 Tobey St.





**Figure 61a-b.** Alpine / Chalet styling of Widmer tasting room (R; remodeled c.1888 grape house) and c.1925 Widmer House, a nod to the Widmer family's Swiss roots and to Naples' reputation as the "Switzerland of America". This common styling provides unity across the proposed district.



**Figure 62.** View W from north of N. Main & Tobey St. intersection; note proximity and common setback of constituent properties to proposed Viniculture Historic District.

owned by the holding company that owns the rest of the Widmer complex, though it does include two 19<sup>th</sup> century farm houses on Tobey Street now surrounded by the valley-bottom vineyards as contributing properties, since they suggest the transition from slope vineyards to valley floor vineyards with the adoption of harvesting machinery in the twentieth century. The low sprawling non-historic elementary school is excluded and forms a clear boundary on the south, as does unassociated, sparse residential development across Route 21 to the east.

#### *Local preservation opportunity: Watkinstown historic gateway*

A small collection of early properties at the north extreme of the current village – including the original village square, what was originally a churchyard cemetery, a school, and several residences of a range of early to mid- nineteenth century styles and associated with the early Euro-American families in the area – together testify to the earliest New England roots of the village and the larger region and serve as a distinctive northern gateway to the village. For these reasons, though replacement of a significant number complementary and associated historic structures with newer construction diminishes the historic character for this "Watkinstown" area and precludes National Register –eligibility in our and SHPO's estimation, we recommend making preservation of surviving early properties here a top priority at the local level, and also *do* recommend the "Fairview" cemetery for individual National Register eligibility.



**Figure 63.** Watkinstown historic gateway area on aerial property map. Numbered ovals & arrows show vantage point of this report's figures – red are historic photos, and blue are current views.



The 1825 church constructed on the square – similar to the squares found at the center of New England communities but relatively rare in western New York – was dismantled by the 1870s, but the “Fairview” cemetery associated with it remains, echoing New England burial grounds in its central location, its simple grid layout, and the design of the earliest thin but massive individual markers (see Figure 64,69); the stylistic progression of funerary design is also demonstrated in the cemetery’s monuments, with at least one zinc marker and several family plots with surviving cast iron fencing. Moreover, with the loss of several of the settlement’s other early buildings once concentrated at this intersection, the cemetery takes on an added significance as a record of the area’s early social and economic history in the built environment. For all these reasons, we recommend the “Fairview” cemetery for individual eligibility for National Register listing. The adjacent former c.1870 schoolhouse No.1 (the second on this site) bolsters the area’s sense of being a past civic center for the community. The range of early houses accompanying these civic properties within the gateway area, most occupied by some the area’s earliest Euro-American settler families, complete the picture of early life in Naples: the 1794 Federal –style Cleveland house, described above (see Figure 65); the c.1815 modest house at 4 Mount Pleasant was the home of Joseph Clark, of the family that developed the first mills and taverns in the area, and father to Myron Holley Clark, who came from Naples to become the 19<sup>th</sup> Governor of New York in the 1850s (see Figure 64); and the mid-19<sup>th</sup> century brick and wood-frame Italianates on N. Main Street, occupied by descendants of early settlers Nathan and William Watkins, for whom the settlement was first named (see Figure 66, 67).



**Figure 64.** View E from W side of cemetery; note grid pattern of stones of various ages and styles; red 1870 schoolhouse, c.1815 Clark House adjacent



**Figure 65.** View W from N. Main & Mt. Pleasant Streets. c.1870 schoolhouse at far L, c.1794 Cleveland House at far R, square mid-ground beyond trees



**Figure 66.** View N along N. Main St. south of Mt. Pleasant St. c.1850 Italianate at L (brick construction rare for Naples), 192 N. Main obscured by foliage at center, Greek Revival outbuilding of 197 N. Main St. at far R (probably predates current c.1870 Italianate house on property).





**Figure 67.** View S from SE corner of square; 197 N. Main at far L, red schoolhouse near center, square at R w/ cemetery wall beyond. Monument commemorating burial of Seneca elder buried near village in early days in foreground



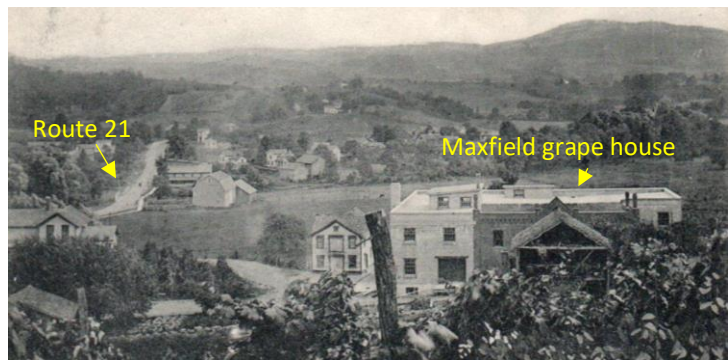
**Figure 68.** Cemetery entrance, with stone masonry wall, and wrought iron gate; schoolhouse at far L, Clark House in background behind gate



**Figure 69.** cemetery's 1808 gravestone of Samuel Parrish – typical in form for period stones but rare in area – notes that he was village's first white settler

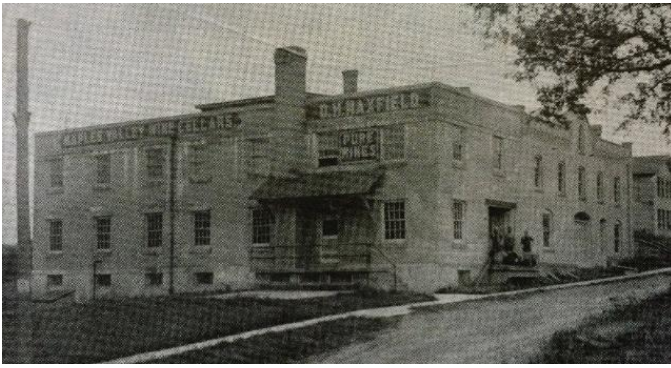
#### *Former Maxfield Wine Cellars (12 Clark Street)*

Though the Widmer name is most associated with winemaking in the Naples Valley today, it was Hiram Maxfield, Jr. who first entered the industry locally on a large scale, building his wine cellar at 12 Clark Street around 1880, predating Widmer's founding by around a decade. Making this surviving structure more significant is that it appears to be the only nineteenth century wine cellar building in the survey area that survives in anything resembling its original state, much of the original Widmer complex having been destroyed by the 1943 fire or significantly altered. The façade of the original portion of the cellar remains intact with high-integrity and modest decorative elements, and though the early twentieth century additions to the building are now clad with vertical panel siding, and some industrial tubing has been added to facilitate the structure's current use as a woodworking shop, the building retains a degree of fidelity to its historic form (see Figures 71a-b), suggesting that the original brick structure still remains under the cladding. Though its integrity does not rise to National Register standards in our and SHPO's estimation, this structure adds historic character to the community by testifying to the area's long history of viniculture, and its preservation should be a high local preservation priority.



**Figure 70.** c.1900 view south, NW of Clark/Route 21 intersection, w/ vineyards and Maxfield grape house in foreground





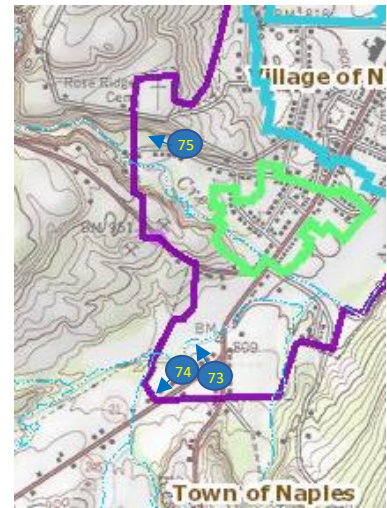
**Figure 71a.** c. 1895 view of Maxfield grape house



**Figure 71b.** present view of former Maxfield grape house; note retained form and fenestration, despite modern cladding on L side.

### *Preserving other community “gateways”*

Beyond specific properties, much of Naples’ character and identity rests on the relative density of its settlement amidst more sparsely settled, picturesque agricultural tracts. In this way, local planners would do well to help preserve the large agricultural tracts in the north portion of the village on either side of Route 21; historically and presently specialty croplands, these lands now also serve as a visual gateway to the more densely settled village core from the north and a reminder of the agriculture that has set the tone for the development of the village, which gives the community its unique character that attracts many visitors. Similarly, there are collections of historic houses along (A) Route 21 at the south end of the village, before it meets Route 53 (see Figures 73, 74), (B) on Vine Street approaching the popular Grimes Glen Park (see Figures 75), that, though they have too many intervening non-historic or significantly altered historic structures to be eligible for National Register nomination in our estimation, help visually transition those traveling on these thoroughfares into the historic village core. For this reason, local planners would be wise to help foster preservation of historic structures in these areas as well, with perhaps grants for exterior improvements<sup>9</sup> or local preservation districts.



**Figure 72.** Detail of proposed district map, showing vantage point of following figures outside districts



**Figure 73.** View NW from Cohocton St / Route 21, W of Route 53. Note concentration of homes that retain some historic stylistic elements, helping establish community character for those traveling into the village from S and W. Wide spacing, inconsistent setback and massing, frequent intervening non-historic properties, and lack of associative characteristics among properties preclude National Register eligibility in our estimation.

<sup>9</sup> Fairport, New York’s Front Porch Grants are a good example of a locally-implemented preservation incentive.





**Figure 74.** View SW from Cohocton St / Route 21, near village boundary. Note concentration of homes that retain some historic stylistic elements (e.g. mansard roof of 11 Cohocton St at far R, gable ornaments of 12 Cohocton St. at left of center), helping establish community character for those traveling into the village from S and W. Wide spacing, inconsistent setback and massing, frequent intervening non-historic properties (as with 8 Cohocton St at far L), and lack of associative characteristics among properties preclude National Register eligibility in our estimation.



**Figure 75.** View W along Vine St, E of Grimes Glen Park. Some retained historic elements, especially in 46 Vine St. farthest back on left side of road, help establish historic character in this area popular with visitors because of the park, though inconsistent setback and massing, and lack of associative characteristics among properties preclude National Register eligibility in our estimation.

\* \* \*

In its 2015 joint comprehensive plan, the Village and the Town of Naples identify the aspiration to “maintaining local authenticity ... in order to maintain an inviting atmosphere and quality experience for both visitors and residents”; given the recommendations herein, we hope that Naples and the surrounding community might be better positioned to reap the benefits of its historic built environment toward these ends.



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*Properties in Proposed **Central Naples Historic District***

<b>Address / Building Name</b>	<b>Contributing / Non-Contributing</b>	<b>Approx. Construction Date</b>	<b>Current Use / Comments</b>
<i>evens</i> 22 Academy Street	Contributing	1915-1930	Dutch Colonial Revival
24 Academy Street	Contributing	1875-1904	
26 Academy Street	Contributing	1875-1904	
32 Academy Street	Non-contributing	1890-1920	
<i>odds</i> 33 Academy Street	Contributing	1890-1910	Part of former rail depot
5 Cross Street	Contributing	1855-1875	Associated with adjacent mill on historic maps
7 Cross Street	Contributing	1890-1904	Concrete block foundation – rare for Naples
<i>evens</i> 20 East Avenue	Contributing	1825-1855	Significant subsequent alterations, but Greek Revival form still legible
36 East Avenue	Non-contributing	1830-1860	Significant subsequent alterations
38 East Avenue	Contributing	1904-1940	
40 East Avenue	Contributing	1860-1885	
42 East Avenue	Contributing	1885-1910	
44 East Avenue	Contributing	1875-1900	Large barn / carriage house outbuilding
46 East Avenue	Contributing	1860-1880	Large barn / carriage house outbuilding
<i>odds</i> 27 East Avenue	Contributing	1850-1875	Early twentieth century remodeling
29 East Avenue	Contributing	1880-1904	Barn converted to residence?
35 East Avenue	Contributing	1860-1885	
37 East Avenue	Contributing	1855-1885	Second Empire w/ square tower
39 East Avenue	Contributing	1845-1880	
41 East Avenue	Contributing	1904-1935	
45 East Avenue	Contributing	1830-1859	
47 East Avenue	Contributing	1850-1880	
49 East Avenue	Non-contributing	1955-1970	
51 East Avenue	Contributing	1885-1904	“Tract house”, identical in form to 53,55,61 &63
53 East Avenue	Contributing	1885-1904	“Tract house”, identical in form to 51,55,61 &63
55 East Avenue	Contributing	1885-1904	“Tract house”, identical in form to 51,53,61 &63
57 East Avenue	Contributing	1855-1890	Bldg. from vineyard on site prior to subdivision?
61 East Avenue	Contributing	1885-1904	“Tract house”, identical in form to 51,53,55 &63



	63 East Avenue	Contributing	1885-1904	"Tract house", identical in form to 51,53,55, &61
	65 East Avenue	Contributing	1904-1925	"Tract house", identical in form to 67 & 69
	67 East Avenue	Contributing	1904-1925	"Tract house", identical in form to 65 & 69
	69 East Avenue	Contributing	1904-1925	"Tract house", identical in form to 65 & 67
	2 Dumond Street	Contributing	1905-1940	Church prior to conversion to residence?
	4 Dumond Street	Contributing	1860-1900	Large barn / carriage house outbuilding
<i>evens</i>	12 Elizabeth Street	Contributing	1840-1875	Second Empire w/ square tower; large barn
	14 Elizabeth Street	Contributing	1830-1865	
	16 Elizabeth Street	Contributing	1845-1875	
	18 Elizabeth Street	Contributing	1855-1890	Original 4-over-4 wood sash windows
	20 Elizabeth Street	Contributing	1855-1880	
	22 Elizabeth Street	Non-contributing	1945-1975	
<i>odds</i>	13 Elizabeth Street	Contributing	1885-1904	
	15 Elizabeth Street	Contributing	1825-1855	Subsequent early-twentieth century alterations, but original Greek Revival form still legible
	17 Elizabeth Street	Contributing	1860-1875	Large barn / carriage house outbuilding
	19 Elizabeth Street	Non-contributing	1860-1895	Large barn / carriage house outbuilding
	21 Elizabeth Street	Contributing	1865-1885	Large barn / carriage house outbuilding
	23 Elizabeth Street	Contributing	1860-1874	
<i>evens</i>	2 Lyon Street	Contributing	1904-1918	Large barn / carriage house outbuilding
	4 Lyon Street	Contributing	1875-1900	Large barn / carriage house outbuilding
	6 Lyon Street	Contributing	1904-1925	"Tract house", similar in form to 65,67,69 East Ave
	8 Lyon Street	Contributing	1904-1925	"Tract house", similar in form to 65,67,69 East Ave
	10 Lyon Street	Non-contributing	1904-1930	On older foundation?
	12 Lyon Street	Non-contributing	1945-1975	
	14 Lyon Street	Contributing	1880-1904	Served as parsonage for Presbyterian Church
	16 Lyon Street	Non-contributing	1960-1990	
	20 Lyon Street	Contributing	1860-1875	Large barn / carriage house outbuilding
	24 Lyon Street	Contributing	1860-1875	
	26.5 Lyon Street	Non-contributing	1955-1990	Property includes older carriagehouse outbuilding
	28 Lyon Street	Contributing	1875-1895	Second Empire w/ square tower
<i>Odds</i>	5 Lyon Street	Non-contributing	1865-1890	Subsequent alterations obscure historic form



	7 Lyon Street	Contributing	1875-1904	Large barn / carriage house outbuilding
	9 Lyon Street	Contributing	1885-1914	
	11 Lyon Street	Contributing	1840-1870	
	13 Lyon Street	Contributing	1830-1860	Greek Revival form legible despite addition
	15 Lyon Street	Contributing	1904-1925	Large barn / carriage house / garage outbuilding
	17 Lyon Street	Contributing	1904-1930	
	19 Lyon Street	Contributing	1880-1904	Large barn / carriage house outbuilding
	21 Lyon Street	Non-contributing	1860-1874	Subsequent additions obscure historic form
	23 Lyon Street	Contributing	1860-1874?	
	25 Lyon Street	Contributing	1860-1874	
	27 Lyon Street	Contributing	1904-1930	
	29 Lyon Street	Contributing	1860-1874	
	31 Lyon Street	Contributing	1904-1930	
	33 Lyon Street	Contributing	1905-1920	Part of former rail depot – produce storage?
<i>evens</i>	102 N. Main Street	Contributing	1830-1860	Among earliest extant commercial bldgs in Naples
	104 N. Main Street	Contributing	1850-1880	False front; well-preserved storefront
	106 N. Main Street	Contributing	1850-1885	False front
	108 N. Main Street	Contributing	1840-1859	
	112 N. Main Street	Contributing	1845-1875	
	114 N. Main Street	Contributing	1840-1874	
	116 N. Main Street	Contributing	1845-1885	
	118 N. Main Street	Contributing	1840-1875	Older back end w/ newer deck roof front addition
	120 N. Main Street	Contributing	1870-1900	Granby House
	124 N. Main Street	Contributing	1840-1874	
	126 N. Main Street	Contributing	1875-1904	
	128 N. Main Street	Contributing	1875-1904	
	130 N. Main Street	Contributing	1840-1880	Moved to make way for High School construction?
	132 N. Main Street	Contributing	1870-1885	Pottle House
	134 N. Main Street	Contributing	1840-1860	
	136 N. Main Street	Contributing	1938-1940	Naples High School: 1938-1940 PWA project
	148 N. Main Street	Contributing	1840-1865	
	150 N. Main Street	Contributing	1840-1865	

	152 N. Main Street	Contributing	1895-1912	
	154 N. Main Street	Contributing	1840-1852	Monier House
	158 N. Main Street	Contributing	1845-1874	
<i>odds</i>	101 N. Main Street	Non-contributing	1920-1950	Recent front addition
	105 N. Main Street	Contributing	1860-1890	Maxfield House; Neoclassical remodel of earlier Second Empire? Large carriage house outbuilding
	107 N. Main Street	Contributing	1800-1830	Later 19 <sup>th</sup> century remodeling
	109-111 N. Main St.	Contributing	1845-1874	Small false front
	113 N. Main Street	Contributing	1830-1860	Original Greek Revival form still legible
	115 N. Main Street	Contributing	1835-1860	Decorative sunburst paneling in front gable
	117 N. Main Street	Contributing	1855-1890	
	119 N. Main Street	Contributing	1874	Presbyterian church; rare brick bldg. in village
	121 N. Main Street	Contributing	1850-1890	Former schoolhouse
	123 N. Main Street	Contributing	1850	Baptist church
	135N. Main Street	Contributing	1872	Town Hall; built as Civil War Memorial; A.J. Warner overseeing architect; NR -listed
	137 N. Main Street	Non-contributing	1994-2005	Post office
	139 N. Main Street	Contributing	1850-1874	
	141 N. Main Street	Contributing	1845-1874	
	143 N. Main Street	Non-contributing	1986-1994	
	145 N. Main Street	Non-contributing	1937	Gasoline pumps added recently
	149 N. Main Street	Contributing	1910-1930	
	151 N. Main Street	Contributing	1845-1874	
	153 N. Main Street	Contributing	1825-1850	
	155 N. Main Street	Contributing	1850-1875	
	159 N. Main Street	Contributing	1825-1852	
	161 N. Main Street	Contributing	1825-1852	Greek Revival form legible through alterations
	163 N. Main Street	Contributing	1830-1855	Fragmented mill stones in porch foundation
	165 N. Main Street	Contributing	1860-1900	Large barn / carriage house outbuilding
	169 N. Main Street	Contributing	1830-1865	Greek Revival form legible through alterations
<i>evens</i>	102 S. Main Street	Non-contributing	1910-1955	
	106 S. Main Street	Contributing	1910-1930	
	108-112 S. Main St.	Contributing	1930-1950	Art Deco –style, with some details missing



	118 S. Main Street	Non-contributing	1927	Recent façade rehab / update, but sympathetic to adjacent historic properties
	120 S. Main Street	Contributing	1840-1875	False front; retains early use as provisioning store
	122-126 S. Main St.	Contributing	1855-1880	False front, Italianate –styling;
	128 S. Main Street	Contributing	1870-1900	False front; well-preserved storefront
<i>odds</i>	101 S. Main Street	Non-contributing	1940-1970	Present bldg. dwarfed by three story commercial structure once occupying lot - much open now
	103 S. Main Street	Contributing	1882 N, 1914 S	
	109 S. Main Street	Contributing	1914	Originally Maxfield Bank
	111 S. Main Street	Contributing	1895	Naples Hotel – retains original use
	115 S. Main Street	Contributing	1896	“Granby Block”; gathering hall in upper stories
	129 S. Main Street	Contributing	1905-1925	
<i>evens</i>	4 Mechanic Street	Non-contributing	1900-1955?	
	6 Mechanic Street	Contributing	1860-1890	
	8 Mechanic Street	Non-contributing	2016	
	10 Mechanic Street	Contributing	1865-1890	
	12 Mechanic Street	Contributing	1845-1875	Despite additions, historic form still legible
	14 Mechanic Street	Contributing	1830-1865	
	16 Mechanic Street	Contributing	1875-1895	
	18 Mechanic Street	Contributing	1825-1855	Despite additions, Greek Revival form still legible
<i>odds</i>	1 Mechanic Street	Contributing	1825-1855	Despite additions, Greek Revival form still legible
	3 Mechanic Street	Contributing	1904-1935	
	5 Mechanic Street	Non-contributing	1940-1970	
	7 Mechanic Street	Contributing	1855-1890	
	9 Mechanic Street	Contributing	1840-1875	Large barn / carriage house outbuilding
	11 Mechanic Street	Contributing	1860-1885	
	13 Mechanic Street	Contributing	1875-1900	Large barn / carriage house outbuilding
	15 Mechanic Street	Contributing	1845-1875	Large barn / carriage house outbuilding
	17 Mechanic Street	Contributing	1860-1900	
<i>evens</i>	18-22 Mill Street	Contributing	1820-1840	Converted to fire station in 1890s; NR-listed
	24 Mill Street	Non-contributing	1920-1955	Subsequent alterations, modern materials obfuscate historic character
<i>odds</i>	19 Mill Street	Contributing	1860-1890	

	23 Mill Street	Contributing	1825-1850	Despite additions, Greek Revival form still legible
<i>evens</i>	8 Monier Street	Non-contributing	1970-1994	
	10 Monier Street	Contributing	1855-1885	
	12 Monier Street	Contributing	1874-1900	
<i>odds</i>	5 Monier Street	Contributing	1825-1855	Despite additions, Greek Revival form still legible
	7 Monier Street	Contributing	1865-1895	
	9 Monier Street	Contributing	1860-1890	Historic form still legible through alterations
	11 Monier Street	Contributing	1874-1890	Second Empire w/ square tower
	13 Monier Street	Contributing	1874-1900	
<i>evens</i>	4 Ontario Street	Contributing	1875-1904	Part of mill complex in this area, though mill gone
<i>odds</i>	5 Ontario Street	Contributing	1875-1904	Part of mill complex in this area, though mill gone
	7 Ontario Street	Contributing	1874-1900	Part of mill complex in this area, though mill gone
<i>evens</i>	26 Reed Street	Contributing	1874-1904	
	28 Reed Street	Contributing	1874-1890	Second Empire w/ square tower
	30 Reed Street	Contributing	1874-1904	
<i>odds</i>	17 Reed Street	Contributing	1874-1895	Large barn / carriage house outbuilding
	19 Reed Street	Non-contributing	1945-1970	
	21 Reed Street	Contributing	1874-1890	Second Empire w/ square tower
	23 Reed Street	Contributing	1874-1890	Second Empire w/ flared gable dormers
	25 Reed Street	Contributing	1904-1920	
<i>evens</i>	28 Thrall Street	Contributing	1904-1935	
	30 Thrall Street	Contributing	1904-1930	
	32 Thrall Street	Contributing	1904-1920	
	34 Thrall Street	Contributing	1904-1920	
	36 Thrall Street	Contributing	1904-1911	
<i>odds</i>	27 Thrall Street	Contributing	1904-1920	
	29 Thrall Street	Contributing	1904-1930	
	31 Thrall Street	Contributing	1904-1930	
	33 Thrall Street	Contributing	1910-1930	
<i>evens</i>	Wall Street	Contributing	1850	"Naples Mill", a flour mill; second mill on this site
	14 Wall Street	Contributing	1830-1860	Additions, but Greek Revival form still legible



<i>odds</i>	5 Wall Street	Non-contributing	1875-1900	Additions obfuscate historic character
	13 West Avenue	Contributing	1900-1930	Core of former rail depot

***Properties in Proposed Naples South Main Street Historic District***

<b>Address / Building Name</b>	<b>Contributing / Non-Contributing</b>	<b>Approx. Construction Date</b>	<b>Current Use / Comments</b>
2 Elizabeth Street	Contributing	1875-1895	Second Empire w/ square tower; large outbuilding
<i>evens</i> 4 James Street	Non-contributing	1940-1960	
6 James Street	Contributing	1885-1904	
8 James Street	Contributing	1885-1904	
10 James Street	Contributing	1880-1904	
12 James Street	Contributing	1905-1935	
14 James Street	Contributing	1880-1904	
16 James Street	Contributing	1904-1935	
18 James Street	Contributing	1915-1955	Site of mill race holding pond
22 James Street	Contributing	1880-1904	Well-preserved porch spindling
<i>odds</i> 5 James Street	Contributing	1880-1904	
7 James Street	Contributing	1890-1920	
9 James Street	Contributing	1904-1925	
11 James Street	Contributing	1904-1925	Rare Foursquare in Naples
17 James Street	Contributing	1880-1915	
<i>evens</i> 152 S. Main Street	Contributing	1890-1925	
154 S. Main Street	Contributing	1860-1895	Altered for use as funeral parlor, but historic form still legible
158 S. Main Street	Contributing	1875-1900	Well-preserved Eastlake stylistic details
160 S. Main Street	Contributing	1820-1852	Large barn / agricultural outbuildings, built later
162 S. Main Street	Contributing	1870-1900	
164 S. Main Street	Contributing	1830-1865	Cobblestone foundation; barn outbuilding
166 S. Main Street	Contributing	c.1804	Benjamin Clark House, moved from 161 S. Main St
168 S. Main Street	Contributing	1860-1885	
170 S. Main Street	Contributing	1860-1885	Second Empire w/ flared gable dormers
172 S. Main Street	Contributing	1880-1904	"Tract house", identical in form to 174 & 176
174 S. Main Street	Contributing	1880-1904	"Tract house", identical in form to 172 & 176
176 S. Main Street	Contributing	1880-1904	"Tract house", identical in form to 172 & 174

	178 S. Main Street	Contributing	1880-1904	
	180 S. Main Street	Contributing	1840-1874	Near complete early twentieth century remodel
	182 S. Main Street	Contributing	1875-1900	Near complete early twentieth century remodel
<i>odds</i>	151 S. Main Street	Contributing	1923	Former Methodist Church, third or fourth in Naples; now Bristol Valley Theatre
	153 S. Main Street	Contributing	1880-1904	
	155 S. Main Street	Contributing	1880-1904	
	157 S. Main Street	Contributing	1880-1904	Rare Queen Anne in Naples
	161 S. Main Street	Contributing	c.1928	Built once Clark house formerly on site moved
	165 S. Main Street	Contributing	1875-1895	Large barn / carriage house outbuilding
	167 S. Main Street	Contributing	1875-1904	
	169 S. Main Street	Contributing	1855-1880	Subsequent early twentieth century remodeling?
	173 S. Main Street	Contributing	1855-1890	
	175 S. Main Street	Contributing	1840-1860	Large barn / carriage house outbuilding
	177 S. Main Street	Contributing	1845-1870	
	179 S. Main Street	Contributing	1904-1912	
	181 S. Main Street	Contributing	1880-1904	
	1 Reed Street	Contributing	1904-1930	
<i>evens</i>	2 Sprague Street	Contributing	1904-1920	Rare Foursquare in Naples
	8 Sprague Street	Contributing	1904-1920	Larger garage outbuilding
	10 Sprague Street	Contributing	1874-1904	Larger garage outbuilding
	12 Sprague Street	Contributing	1874-1900	
	14 Sprague Street	Contributing	1880-1904	
<i>odds</i>	11 Sprague Street	Contributing	1904-1935	Larger garage outbuilding
	13 Sprague Street	Contributing	1874-1904	Large barn / carriage house outbuilding
	15 Sprague Street	Contributing	1904-1930	Large Barn outbuilding
	4 Vine Street	Contributing	1830-1860	Greek Revival form legible; moved to this lot?
<i>evens</i>	4 Weld Street	Contributing	1875-1900	Large barn / carriage house outbuilding
	6 Weld Street	Non-contributing	1880-1904	Significant alterations obfuscate historic character
	8 Weld Street	Contributing	1880-1904	
	10 Weld Street	Contributing	1885-1904	
	12 Weld Street	Contributing	1904-1925	Craftsman-influenced styling
	14 Weld Street	Contributing	1904-1925	Rare Craftsman in Naples
	18 Weld Street	Contributing	1904-1935	
	22 Weld Street	Contributing	1902	Cornerstone w/ date, rare for house; barn outbldg



24 Weld Street	Contributing	1880-1904	Large barn / carriage house outbuilding
26 Weld Street	Contributing	1880-1904	Large barn / carriage house outbuilding
<i>odds</i> 1 Weld Street	Contributing	1895-1904	
3 Weld Street	Contributing	1885-1904	
5 Weld Street	Contributing	1955-1970	Contributing for c.1890 carriage house (figure 47c)
7 Weld Street	Non-contributing	1875-1900	Subsequent changes obfuscate historic character
9 Weld Street	Contributing	1880-1904	
11 Weld Street	Contributing	1880-1904	
13 Weld Street	Contributing	1880-1904	Large barn / carriage house outbuilding

*Properties in Proposed Naples Viniculture Historic District*

Address / Building Name	Contributing / Non-Contributing	Approx. Construction Date	Current Use / Comments
1 Lake Niagara Ln	Contributing	1895; expanded thru 20 <sup>th</sup> cent.	Former Widmer Company grape products production complex; processed 3,000 tons of grapes in 1950s; much developed after 1943 fire
180 N. Main Street	Contributing	1964	James Johnson, architect; roof form meant to imitate grape leaf
182 N. Main Street	Contributing	c.1925	Widmer House; Alpine / Chalet style
6 Tobey Street	Contributing	c.1943	Living quarters for WW-II POW camp, providing labor for valley's viniculture during war years
14 Tobey Street	Non-contributing	1875-1904	Alterations obfuscate historic form
16 Tobey Street	Contributing	1874-1904	Well-preserved porch ornamentation; barn
44 West Avenue	Contributing	1855-1875	Early vineyard-associated house
46 West Avenue	Contributing	1905-1925	Late vineyard associated house

*Properties Proposed as Individually Eligible*

Address / Building Name	Approx. Construction Date	Current Use / Comments
Mt. Pleasant St. / "Fairview" cemetery	Active 1801-~1915	Settlement's first cemetery, with burials at least as early as 1801; adjacent church 1825 to 1870s; significant in community and region for the number of early burials and headstone designs, number of veterans from early American Wars, central location, and well preserved auxiliary elements like cast iron fencing to family plots and cobblestone wall along perimeter