Elmira, New York –
A Survey of the City’s Southside Properties
2010-2011
This project is funded by PRESERVE NEW YORK, A GRANT PROGRAM OF THE PRESERVATION LEAGUE OF NEW YORK STATE and THE NEW YORK STATE COUNCIL ON THE ARTS
Survey Process

- Look briefly at all properties
- Photograph
- Prepare inventory of all properties
- Research city history, especially Southside
- Write a context statement (historical overview)
- Summarize findings
- Prepare more detailed form for individual properties in potential Maple Avenue district
- Recommendations for future action
Historical Overview

- Native Americans
- Revolutionary War
- Early settlement – Newtown
- Elmira
- Civil War
Expansion of City
Historical Overview (continued)

• Late 19th century – World War I
• 1920s and 1930s
• World War II
• Post World War II era
• Hurricane Agnes and aftermath
• To present CLG status
Summary of Properties

- Total number
- Distribution:
Summary (continued)

• Commercial properties: religious properties, schools, recreational facilities, business and industrial sites, other businesses, apartments

• Residences

• Residential architectural style
Religious Properties
Schools
Dunn Field Municipal Stadium
Business and Industry
Other Commercial Properties

374 S. Main St.

226-230 S. Main St.
Apartments

322-332 Lewis St.

204-206 W. Henry St.
More Apartments

201-205 Pennsylvania Avenue
Folk Styles: National (1850-1890) and Victorian (1870-1910)

112, 110 Fulton St.

264 Caldwell Ave.
Italianate (1840-1885)

405 Maple Ave.
Second Empire (1855-1885)

401 Maple Ave.
Queen Anne (1880-1910)

361 Maple Ave.
Shingle Style
(1880-1900)

455 Maple Ave.

610 Franklin St.

151-153 Boardman
Revival Styles 1900-1955

405 Riverside Ave.

761 Maple Ave.

450 Albert St.
Cape Cod

4 Hampton Rd.

551, 553 Gaines St.
Tudor (1890-1940)

301 S. Walnut

302 Baty St.
Italian Renaissance (1890-1935)

579 Maple Ave.
Prairie (1900-1920)

514 Maple Ave.

601 Maple Ave.

606 Perine St.
Craftsman (1905-1935)

459 Horner Ave.

703 Herrick St.

416 Balsam St.
600 Mt. Zoar St.

554 Cypress St.

734 Riverside Ave.
Recommendations

1. Complete the nomination of the proposed Maple Avenue historic district.

2. Encourage interested property owners to pursue nomination for: several churches, schools, Dunn Field Municipal Stadium, apartments on West Henry St. and Pennsylvania Avenue, commercial properties noted.

3. Investigate East Chemung Place (just west of F.M. Howell), LaFrance Equipment Co. building, collection of stucco homes, scattered individual residences.

4. Research the role of National Homes Corporation in the area.

5. Continue to promote historic preservation and educate regarding associated tax credits.
Want to know more?

- Deed research at County Clerk’s office
- Local history references at library
- Chemung County Historical Society
- Internet research
- Examine the building itself
- Old building permits and assessor’s files
- Neighbors and community organizations