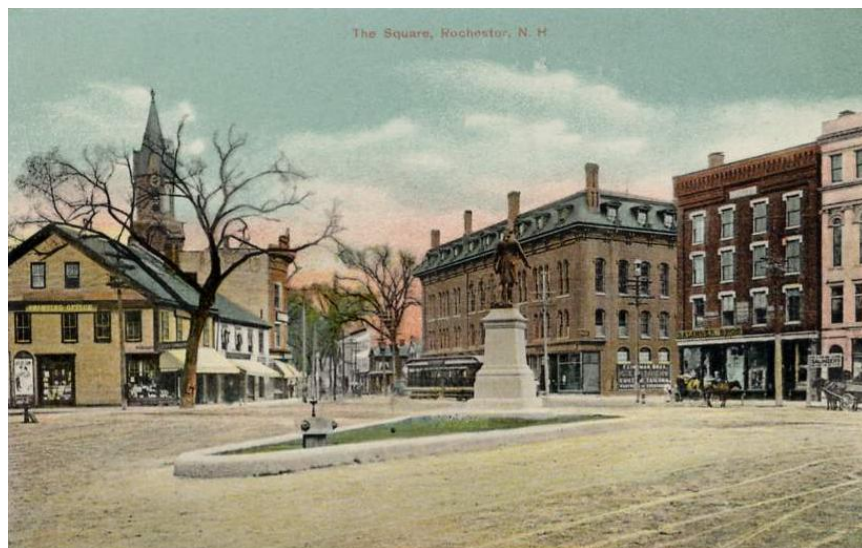


# Rochester Historic District Resources Report

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Rochester, New Hampshire



Prepared for the City of Rochester Historic District Commission  
August 2022

PRESERVATION COMPANY  
Kensington, NH



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## Executive Summary

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The City of Rochester received a Certified Local Government (CLG) grant from the New Hampshire Division of Historical Resources (NHDHR) to update descriptive information about the properties in the 1983 National Register listed **Rochester Commercial and Industrial Historic District** (hereafter **NR Historic District**) and the 2003 locally regulated **Rochester Historic Overlay District** (hereafter **Overlay District**) overseen by the Rochester Historic District Commission. The two districts concentrated around Central Square generally overlap, with some variation in boundaries. The purpose of this report is to provide a holistic overview of the two districts to help guide future decisions by the Historic District Commission, and to provide an updated list of properties with brief descriptions. A second CLG grant in 2022 will fund the preparation of approximately 130 more detailed individual historic district resource forms for developed properties in the Rochester Historic Overlay District.

In 1980, survey by the Strafford-Rockingham Regional Council lay the groundwork for the NR Historic District listing. In 1981, Council staff drafted the NR Historic District nomination, which the National Park Service accepted in 1983. Centered around Central Square, the **NR Historic District** focused on downtown Rochester's industrial and commercial history and building fabric (see maps). The district contained 102 properties and sites when nominated. It included not only the downtown commercial district along the primary streets extending north and south from the square, but also three extant mill and factory complexes along with all or portions of several cross streets located between the former railroad corridor to the east and the Cocheco River to the west.

Recognizing the value of the NR Historic District and its resources, in 2003 the City of Rochester adopted an ordinance establishing a locally regulated Historic Overlay District and a Historic District Commission to oversee it through conserving and improving the value of the properties in the district or foster the preservation of structures and places of historic, architectural, and community value. The **Overlay District** encompasses the commercial downtown, along with some residential buildings in a mixed-use area. It overlaps the NR Historic District, but with boundaries expanded to protect a larger area of Rochester's urban core and adjusted to exclude former industrial sites where there were no longer historic buildings.

The local Overlay District and NR Historic District boundaries differ in several ways. The former factory sites on South Main and west of the river are not included, nor are the dams and bridges over the river. The Overlay District extends north along Wakefield Street to encompass a mixed-use area along both sides of the street with significant late nineteenth and early twentieth century residential and formerly residential properties and several mid-twentieth century buildings. The local district includes Union Street between North Main and Wakefield streets. East of Main Street, it takes in all the city owned property connected with the civic buildings on Wakefield Street, and several properties on Portland Street and Dreyer Way.





*Map of downtown Rochester with the NR District boundary in yellow and the Historic Overlay District boundary in white (City of Rochester GIS)*

The locally regulated Overlay District has no previous historic resources inventory or written statement of its historic and architectural significance. The NR Historic District listing has not been updated. Several important buildings were lost due to fire or demolition during the past forty years and a substantial portion of the industrial building fabric is gone. At the same time, some of the buildings identified as non-contributing in the National Register listing are now more than fifty years old and have significance to the district.

The purpose of this report and table of properties is to provide informational tools to assist the Rochester Historic District Commission with understanding the resources in both districts. The report gives an overview of the characteristics of the districts including setting, landscape, and historic resources, and the significance of the local Overlay District. The history of the area is brought up to the present, noting changes since the NR Historic District listing. Updated historic resources survey includes a photo and property table entry for every building in both overlapping historic districts. This work does not amend the nomination for the NR Historic District or its standing with the National Park Service, which maintains the National Register.



## Methodology

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### ***Fieldwork and Photography***

Fieldwork included photography of each resource within both the NR Historic District and the Historic Overlay District. The fieldwork occurred over the span of several visits in April and May 2021, with a field check in August 2022, and created a collection of over 600 photographs. One photo of each building or resource is appended to this report, organized geographically and by street address: starting in Central Square moving north on Wakefield, northwest on North Main Street, east on Union, east along Hanson, south along South Main Street, followed by Portland Street, Dreyer Way, and Winter Street. Additional photographs were taken of side and rear facades, if visible from the public right of way, to provide more information about details and setting, for use by the Historic District Commission in its assessment and evaluation of potential impacts to properties. These photographs, and selected historic photographs, will be included in the individual historic district resource forms compiled for the second phase of this project.

### ***Table of Properties***

A detailed table of properties was created to update the NR Historic District descriptions and create an inventory of all properties in the local Overlay District, including buildings and open lots. The table was created from a copy of the Assessor's database provided by the City of Rochester that included parcel ID (tax map and lot number), street address, approximate construction date, and owner's name. The number of entries totaled 145. Information from the 1983 nomination was copied into the table for properties in the NR Historic District, including NR number, construction date, building description, historic or common name if known, and whether contributing or non-contributing status (C/NC). The building descriptions were amended to reflect any major changes to the building fabric since 1983. All buildings that are gone or replaced since the National Register listing were identified. Construction dates of some buildings were revised through basic research. Miscellaneous historic information was added under notes. Photo numbers corresponding to the appended photographs of each building or resource are listed in the last column.

The C/NC status was updated for buildings that have lost integrity or been demolished so are now non-contributing, and for mid-twentieth century buildings that have reached fifty years of age (the NR cut-off date for eligibility) and now contribute to the district. Simple building descriptions were added for properties in the local Overlay Historic District, not in the original NR district, along with recommended contributing or non-contributing status. That status is based on the overall integrity of the building, whether it retains character-defining features such as footprint, massing, fenestration patterns, exterior finishes, and decorative detailing, or whether it still contributes to the streetscape of the district even if individually it has diminished integrity. Character-defining features of all buildings in the local Overlay District will be more explicitly identified in the historic district resource forms to be completed under the second CLG grant. The Table of Properties will be updated with any corrections at the end of more detailed building survey in Phase 2.

### ***Survey Report***

The narrative description section focuses on the overall characteristic of the districts, particularly the setting, streetscapes, and landscape characteristics, along with an evaluation of open spaces.

Properties with particular significance and/or integrity are highlighted. A Statement of Significance for the Overlay District includes a discussion of areas of historic significance, local contexts, period of significance, and district boundaries.

## Historic District Descriptions

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The NR Historic District and Overlay District are located in the center of downtown Rochester, primarily on the east side of the Cocheco River. Historically, the railroad corridor formed the easterly boundary of the downtown commercial, civic, and industrial core. The districts contain a variety of building types common to New Hampshire mid-sized urban centers developed in the nineteenth and twentieth centuries. In Rochester, the types include not only commercial buildings but also civic, institutional, and religious buildings, residences or former residences, and one former mill; the majority are either commercial, mixed-use, or residential. The styles or decorative motifs are those commonly employed on buildings built in the nineteenth and first half of the twentieth century in commercial centers of flourishing, mid-sized New Hampshire cities. The most common styles are Greek Revival, Italianate, Queen Anne, Neo-classical, Georgian Revival, and Colonial Revival. Also present are examples of the Federal, Stick Style, Second Empire, Romanesque, Art Deco, or Mid-Century Modern styles. Other notable historic resources include the 1896 bronze statue of Parson Main, the city's first settled minister, that has served as the focal point of Central Square since its dedication.

### *Setting*

The NR Historic District and the Overlay District encompass much of the historic urban or downtown core of the city. The Cocheco River winds along the western side of the districts from north to south. Though the river has considerable fall in this stretch, the adjacent land particularly to the east is relatively flat, lending to its suitability as an urban center. The river attracted industry and the level land was suited to other development (commercial, institutional, civic, and residential) common to a flourishing nineteenth- and twentieth-century urban center. Within the NR Historic District, the river is crossed by two bridges and spills over the remaining portions of two dams. The dams provided waterpower for two historic mill complexes, of which only one remains partially extant (**Norway Plains/Wyandotte Mill Complex**, 6 Bridge Street, NR No. 99, parcel 121-29) though now converted to housing. Historically, the railroad corridor ran along the eastern side of the city's commercial district (outside the boundaries of the districts). It included multiple tracks, a large railroad station, and associated buildings that serviced the railroads on their way north or south. Few of those historic resources are extant, and the rail line corridor is greatly reduced. The Columbus Avenue Bypass replaced much of the railroad corridor, though one track is still in place, owned and used by New Hampshire Northcoast, a Boston Sand and Gravel Company, that provides daily freight service delivering sand and other aggregate products from Ossipee, New Hampshire, to Rochester and Boston, Massachusetts.

Central Square is the focal point of Rochester's Downtown and the two districts. This triangular intersection is where four of the city's major streets (North Main Street, Wakefield Street, Hanson Street, and South Main Street) converge. North Main and Wakefield streets run respectively westerly and northerly from the top of the square, South Main Street runs south from it, and Hanson Street enters it from the east. Union Street runs diagonally between North Main and Wakefield streets. Largely outside the streets, multiple short streets extend east and/or west from South Main Street and east from Wakefield Street.

### *Streetscapes and Building Density*

The placement of the buildings on the parcels, their relationship to neighboring buildings, and building types established the density of development within the districts and contribute to the



character of the streetscapes. The degree of density within the districts falls into one of two general categories based on those characteristics.

One type of streetscape features buildings sited along the front property line, adjacent to the sidewalk (and often occupying much of the parcel), and usually either connected to neighboring buildings or set very close to them. Narrow street or curb lawns between the sidewalk and street are frequently planted with trees. The buildings in these most densely developed sections range in height from one to four stories and are of brick or frame construction and typically are commercial blocks or mixed-use commercial and residential blocks.

The other type of streetscape features buildings with some setback from the front property line, allowing for some landscaping between the building and the sidewalk and between the buildings themselves in many instances. Buildings in these sections are also of brick or frame construction and tend to be one, two-, or two-and-a-half stories in height though a few three-story examples are also present in scattered locations. In these less densely developed sections, the building usage is varied and includes not only commercial buildings but also mixed-use commercial and residential buildings, institutional, civic, religious, and residential or former residential buildings that have been converted to other uses.

### ***Central Square Vicinity***

The most densely developed area is largely concentrated around Central Square, but also extends west along North Main Street (between Central Square and Union Street), the easterly side of the northerly end of South Main Street (essentially between Hanson and Portland streets), and the easterly side of the south end of Wakefield Street. Historically, Hanson Street was densely developed but due to the loss of buildings, especially since 1983 it is less so. The buildings that do remain convey some of the characteristics of the once densely developed streetscape.

These sections contain a diverse collection of common purpose-built commercial building types, many with considerable integrity. The largest are ***two-part commercial blocks***. This is the most common type for small and moderate-sized commercial buildings not only in New England but also nationally. They typically range in height from two to four-stories and the façade is defined by two horizontally distinct zones. This division demonstrates the different interior uses. The single-story lower level is public retail or bank or insurance office space. The more private upper zones contain offices or meeting halls or on occasion apartments. The buildings lend themselves to a range of styles, popular at the time of their construction. The districts contain at least seven examples of this type with a high level of integrity. They tend to be located on or near corners rather than in the middle of a block. Examples in the districts with a high level of integrity include the Neo-classically styled **Salinger Block** (10 No. Main St., NR No. 82, 120-361), the pair of Late Victorian styled blocks, the **Hartigan Block** (73-77 No. Main St., NR No. 10, 121-369) and the **Elm Block** (65-71 No. Main St., NR No. 11, 121-370), the Federally styled **Ainslie's Drug Store** (10 So. Main St., NR No. 49, 120-392), the Colonial Revival styled **Wentworth Block** (18 So. Main St., NR No. 50, 120-362), the Neo-classically styled **Masonic Temple** (29 Hanson St., NR No. 43, 120-385) and the Georgian Revival styled **Record Press Building** (109 Portland St., NR No. 54, 120-333). Sometimes the transoms above the entry or the plate glass display windows are prism glass. The Colonial Revival styled **Realty Block** (1 Wakefield Street, NR No. 30, 120-394), which has integrity for two periods, retains historic prism glass transoms on the storefronts at the ends of the building, along with polished black marble bases.

A second common commercial type is the *one-part commercial block*. These one-story buildings have a box form with a decorated façade and contain retail space on the interior. They can be in a connected row built all at the same time or individual examples, though frequently connected to their neighbors. Common characteristics include plate glass windows and an entry (typically centered and sometimes recessed) surmounted by a cornice and also sometimes a parapet. Because of their smaller scale they tend to have less ornament. The greatest concentration of this commercial type is present along both sides of North Main Street between Central Square and the Bridge Street/Union Street intersection. Though built at different times and featuring different decorative detailing, their scale and massing represents a largely intact commercial streetscape of late nineteenth through mid-twentieth century storefronts of similar scale. The districts contain several examples of this type with a high level of integrity including the Georgian Revival styled **Snow Block** (22-26-28 No. Main Street, NR No. 85, 121-12) and the 1930 **Colman Block** (85-89 No. Main St., 121-368). **55 No. Main St.** (NR No. 13, 121-372) was the only Art Deco styled building in the district until demolished in 2022. **48-56 No. Main St.** (NR No. 90, 121-15), built ca. 1920, is a one-story brick one-part commercial block with five storefronts. Most have been updated at various times since the building's construction but one, *50 No. Main St.*, retains its ca. 1940 Moderne design characterized by curved display windows and Carrara glass.



*Streetscape of North Main Street, looking southeast towards Central Square (Preservation Company)*

The southern end of Wakefield Street is generally urban in character. Some buildings in this section have modest setbacks or do not immediately abut neighboring buildings. Some have limited landscaping such as small front lawns or side yards. Curb or street lawns, some planted with trees, line both sides of the street, adjacent to the sidewalks. Both sides of the street are lined with parallel parking spaces and bike lanes between Central Square and Summer Street. On the easterly side of the street is a pair of one-part commercial blocks, originally occupied by insurance companies. They each have a high level of integrity for their historic period, exhibiting many of the characteristics common to mid-century modern buildings. They are **17 Wakefield St.** (NR No. 29, 120-406) and **19 Wakefield St.** (NR No. 28, 120-408). Also in this section are the city's twentieth-century civic buildings, including two with high integrity: the 1908 **City Hall and Opera House** (31 Wakefield St., NR No. 27, 120-408) and the 1904 former Fire House (and later Police Station), rehabilitated in 2017 with much of its façade restored to its original appearance for use as the **City Hall Annex** (33 Wakefield St., NR No. 26, 120-408). The other two civic

buildings, the 1975 brick **Fire Station** (37 Wakefield St., 120-408) and the 2005 **Police Station** (23 Wakefield Street, 120-408) are not of sufficient age yet to contribute to the districts. The fire station, once it is of sufficient age likely would contribute, though it has undergone some modifications. On the west side of the street are several former brick or wood frame residences, all now with mixed use. Several retain integrity for their historic period including the ca. 1930 **18 Wakefield Street Rear** (NR No. 21, 121-378), the 1830/1930 **Betsey Pinkham Lyman House** (32 Wakefield Street, NR No. 23, 121-379), the 1905 **Albert Linscott House** (32 Wakefield Street, NR No. 23, 121-380), and the 1884 **W.S. Stanley House** (36 Wakefield Street, NR No. 24, 121-382). The Overlay District encompasses an area of late twentieth century commercial properties that do not contribute to the historic significance of the district but occupy an important focal location on the northern entrance the downtown.



*Streetscape of the west side of Wakefield Street (Preservation Company)*

Likewise, North Main Street, mostly west of Union Street, is generally urban in character with the mix of one-story commercial blocks and former residences largely sited along front property lines on the northerly side of the street, though they do not immediately abut the neighboring buildings. The narrow rectangular lots have limited landscaping, in part due to paved driveways and parking lots in the rear. Most of the nineteenth-century former residences have been extensively altered to accommodate mixed commercial or business and residential usage (with the exception of the Watson House at 109 North Main Street). The ca. 1845 **Horne House** (107 No. Main St., NR No. 2, 121-362) is the only example of the converted residential buildings with integrity for its historic period. The southerly side of the street between Bridge Street and the river has a modern one-story building set back on a large lot with a mix of landscaping and paved parking areas. A public parking lot with some trees is located between it and the river. Also in this section, is the 1913 former **U.S. Post Office** (now the Rochester District Court) (70 No. Main Street, NR No. 91, 121-0016) which has integrity for its historic period. The free-standing building is set back slightly from the front property line, allowing for a small amount of landscaping.

At the north end of South Main Street, along the easterly side of the street between Hanson and Portland streets is a small group of nineteenth and early twentieth century buildings set close to each other adjacent to the sidewalk. They all retain integrity for their historic period and include several of the previously mentioned commercial blocks (see above) but also the 1868 **First United Methodist Church** (34 So. Main Street, NR No. 52, 120-364).





*Streetscape of South Main Street, northeast side, showing the United Methodist Church  
(Preservation Company)*

Development is less dense in the other portions of the districts, especially the northerly half of Wakefield Street and the southerly two-thirds of South Main Street. Wakefield Street, to the north of Linscott Street in the Overlay District, is largely a late nineteenth- and early twentieth-century residential or historically residential streetscape. Less densely developed because of its original use primarily for residential purposes, the buildings are frequently set on larger lots and often set back from the street. The deep rectangular lots on the west side of the street, to the north of Union Street, extend all the way to the east bank of the Cocheco River. Many of the properties have landscaping elements, such as lawns, mature trees, and foundation plantings. The buildings are of brick or wood frame construction and feature a variety of styles including Greek Revival, Queen Anne, and Colonial Revival. Some of the residences were built as multi-family housing and others have been converted to that use; others have been converted to commercial or office use (though in many instances those changes occurred more than fifty years ago), but they retain their residential character.

Many of the buildings along this section of Wakefield Street have considerable integrity for their historic periods (late nineteenth or early twentieth century). They include the 1920 **Rolland H. Spaulding House** (74 Wakefield, 116-156), the 1920 **Huntley M. Spaulding House** (78 Wakefield, 116-157), the 1927 and 1921 **Studley's Flower Gardens** (82 and 84 Wakefield, 116-158, 116-159), **86 Wakefield** (116-160), and **94 Wakefield** (116-161). The Spaulding brothers, Rolland H. and Huntley, were owners of J. Spaulding and Sons which manufactured leather board in a mill on the Cocheco River between the North Main Street and Bridge Street bridges. The 1896 **Gafney Home for the Aged** (90 Wakefield Street, 116-161) at the north end of the Overlay District is a brick Queen Anne/Romanesque styled residence with a wood frame carriage barn and detached garage. It has been the Home for the Aged since 1904. Also along this stretch is the former **Episcopal Church of the Redeemer** (built 1958-1959) (57 Wakefield Street, 120-420). The main block has integrity and until very recently the Sunday School wing addition also had integrity. It was recently (2020) remodeled with Colonial Revival decorative detailing, including

replacement of the glass curtain wall on the street-facing gable end with a brick siding and multilight sash windows to reflect the neighboring Profile Bank, a brick, Colonial Revival building dating to 1978. The bank owns the church and occupies the wing as a loan center.

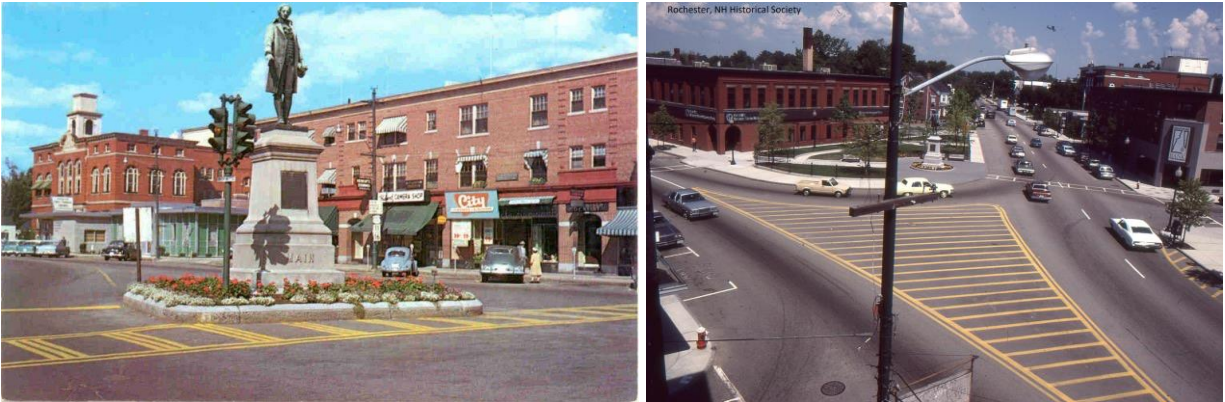
South Main Street, historically part of Route 16 (and remains a part of Route 202A), is a fairly wide street. This section of the district features a mix of building types and range in date from the later nineteenth century through the late twentieth century and even early twenty-first century. Historically lined with large nineteenth century or early twentieth century residences, few remain, with most replaced in the second half of the twentieth century. As a result, stretches of this section contain commercial or mixed-used commercial and residential buildings. The section south of Central Square has curb or street lawns sometimes planted with trees along both sides of the street in many locations, adjacent to the wide sidewalks. Parallel parking spaces are present on both sides of the street. The extent of setback of the buildings varies. A few are aligned along the front property line, often in close proximity to their neighbors, but the majority have setbacks to allow for some landscaping. Most of the one- or two-story later twentieth-century buildings are set back from the street, surrounded by paved parking areas on at least three sides. This section of the district has a number of buildings with high integrity, and they vary not only in date of construction but also type and style. They include the 1922 former **Rochester Telephone Company Building** (62 So. Main St., NR No. 57, 120-336), the **First Congregational Church** (built 1780, moved 1842, expanded 1867) (63 So. Main St., NR No. 74, 120-343), the 1905 **Rochester Public Library** (65 So. Main St., NR No. 73, 120-342), the 1968 former **Indian Head Bank of Rochester** (66 So. Main St., NR No. 58, 120-337), the 1865 **Emily Cross House** (69 So. Main St., NR No. 72, 120-342-1), the 1971 former **Kendall Insurance Building** (90 So. Main St., NR No. 62, 125-1), **116 So. Main Street** (NR No. 67, 125-6). The former 1976 **Friendly's Family Restaurant** (77 So. Main Street, NR No. 71, 125-204) likely would contribute if of sufficient age as it also has high integrity.

Hanson Street and Union Street in particular have changed over time due to the removal of or loss of historic buildings. Historically Union Street was lined with nineteenth- and early twentieth-century wood frame buildings, largely residential that were converted to mixed use. Many were demolished in the middle and late twentieth century to provide off-street paved parking areas. The remaining buildings have commercial uses, and some have housed the same business for decades, though few have integrity for their historic period. One exception is **Hervey's Tire Shop** (22 Union Street, 120-390) which has been occupied by the same business since the 1910s. The building has been modified and expanded over time but retains sufficient integrity for its historic period. Unlike most other buildings along the street, it is set back from the front property line. One disparate property is located at the northwest corner of Union and Wakefield streets, an altered late 1960s large store that is now vacant, deeply setback from the street to accommodate a large, paved parking lot.

Hanson Street, historically a main thoroughfare between Central Square and the bustling railroad station, was a thriving commercial street. Historically lined mostly with nineteenth and early twentieth-century commercial blocks, the densely developed street had buildings set close together along front property lines on both sides of the street. Through fire or demolition, the streetscape is now less densely developed with a number of undeveloped lots. In addition, one or two buildings have recently been altered such that they retain little integrity from their historic period. Two buildings do retain integrity for their historic period, the previously mentioned **Masonic Temple** and the 1900/1938 brick former American Legion Hall, now the **Rochester Historical Museum** (58 Hanson Street, NR No. 35, 120-398).

### *Open Spaces*

The historic districts contain two types of open spaces. One type is small, landscaped areas, created on previously developed parcels or by land taken from the roadway. The second type is large open areas, either paved for parking, or alternatively privately owned, previously developed parcels that have not been redeveloped since the demolition of a building or buildings. The largest of the first type is a small park at the north end of Central Square, created in the late twentieth century to incorporate the Parson Main Statue that has stood in the same location since the 1890s. A few other curbed planted areas are scattered in various locations including in the center of Central Square, at the corner of North Main and Union streets, and at the intersection of Wakefield and Union streets. A large, planted lawn in front of City Hall provides additional public open space in the vicinity of Central Square.



*View of Amos Main Statute before and after 1980s reconfiguration of Central Square and park construction*

In Central Square, a small triangular grass covered plot edged with beveled granite curbing now occupies the center of the square. The minimal landscaping includes planters with seasonal plantings and a center planted feature. On the north side of Central Square is a small park created in the 1980s, anchored at the south edge by the 1896 statue of Amos Main, the first minister in Rochester, which is surrounded by modern paver stones. Historically the statue had traffic passing around it on all sides, as it stood on a small triangular parcel, though in the same location as it is now. With the change in traffic pattern and park construction, the statue is less of a visual focal point as traffic now passes by it only on two sides rather than around all sides as in the past. The landscaping of the park includes several mid-sized hardwood trees, a decorative cast iron fence along three sides, grass areas edged with granite curbing, and scattered modern decorative metal seating benches.

The greatest number of the second type is paved parking areas. The most visible is the now paved parcel historically occupied by the McDuffee Block until it was destroyed by fire in 1992 (*parcel 120-355*). A row of arborvitae partially screens the parking lot from Central Square and South Main Street, but the block's absence leaves a significant void along the once densely developed west side of the square. The largest amount of paved public parking is located to the rear of the group of blocks (31-43 North Main Street to 73-77 North Main Street) on the northeast side of North Main Street (121-399) and to the rear of City Hall. Sanborn Fire Insurance maps show that historically the area behind the North Main Street buildings consisted of several small courts (Factory, Wentworth, and Barker) developed with a mix of wood frame nineteenth multi-family housing, large outbuildings, and storehouses. Nearly all the buildings had been removed by 1949,



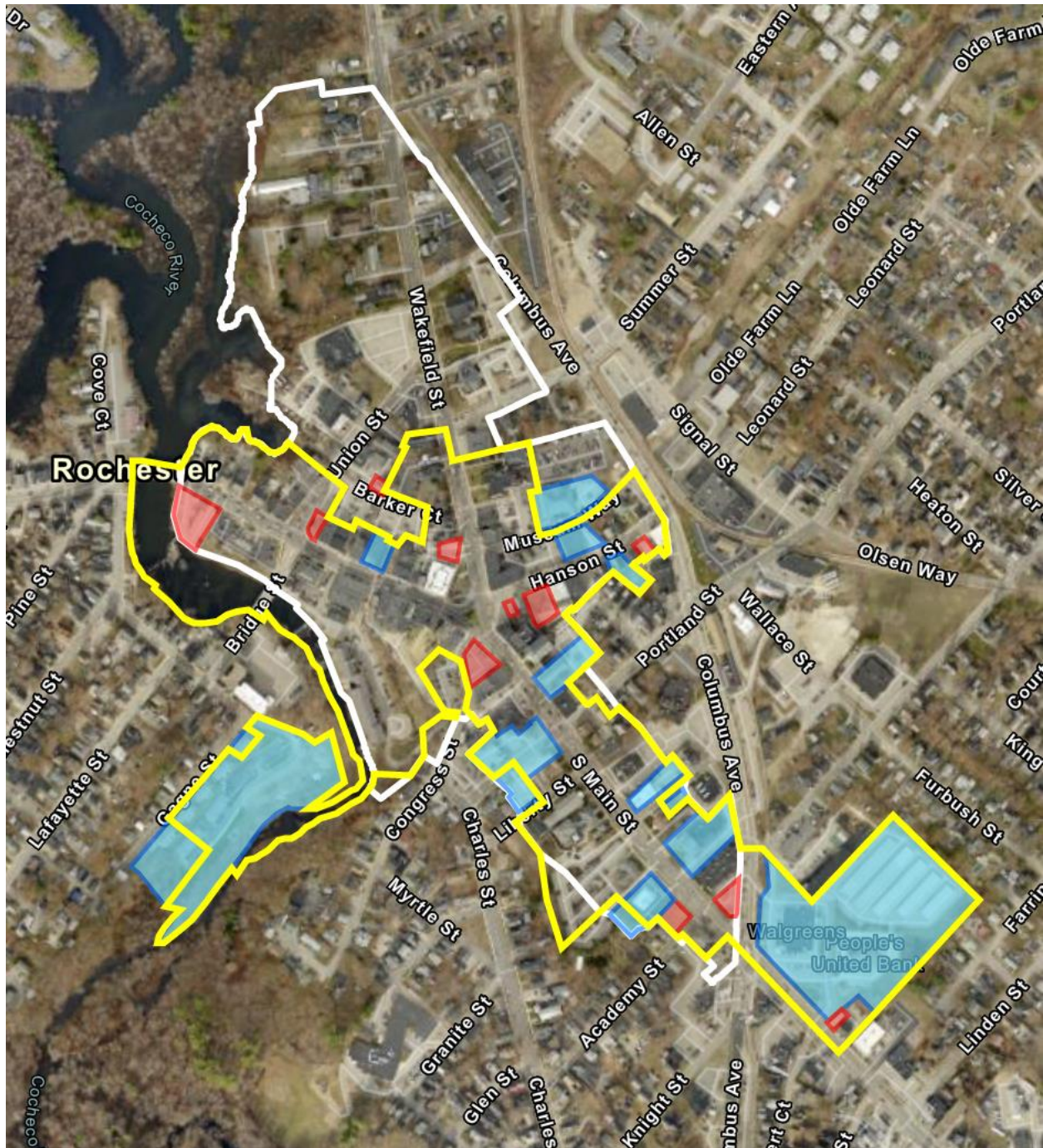
with some of the areas already in use for parking (Sanborn 1949). The area to the east and south of City Hall historically contained buildings used by the city for auto repair and housing tools and trucks, as part of the city yard to the east and a collection of wood frame nineteenth-century or early twentieth century multi-family houses to the south along Museum Way (historically Autumn Street). Though some had been removed by the mid-twentieth century, the remainder were demolished around the time of the construction of the new police station in 2005.

At the corner of South Main and Hanson streets is a paved parking area. A fire in 1962 destroyed the buildings that had occupied much of the parcel since the nineteenth century (though they had undergone changes over time). Now owned by 10 South Main Street (*120-392*), the paved parcel is used for parking for that building which is now being partially redeveloped with new apartments. Another prominent corner site is the northwest corner of Union and Wakefield streets, paved to provide parking for the now large, unoccupied 1960 First National Store (*60-62 Wakefield Street, 121-386, 121-387*).

Two open unpaved areas are formerly developed lots. One, located on the northwest corner of South Main and Academy streets (*87 South Main Street, 125/202*), has remained undeveloped but has been landscaped with grass and the mature trees have been retained. The other, *13 Hanson Street (120-387)*, remains undeveloped, overgrown with weeds, though the foundation walls of the demolished building remain along the front and sides.

### ***History and Changes Since 1983***

The National Register listing occurred at the beginning of a period of change and redevelopment in Downtown Rochester that has continued to the present. While Rochester retains a large number of significant historic buildings, more than a dozen of the 102 resources listed in the NR Historic District have been replaced, demolished, or so extensively damaged by fire that they needed to be removed. Their loss has modified the character of the NR Historic District in places, and most notably reduced its industrial character and significance. The Downtown has remained a commercial center but the process that began in the 1950s when suburbanization shifted the region's shopping patterns away from the downtown has continued. As a result, the nature of the businesses has changed, with an increased number of service businesses like restaurants and offices.



Map showing the Overlay District (white line), the NR District (yellow line), highlighting properties that have been demolished since 1983. Parcels in blue have new development, while parcels in red have been left vacant.

After a 1992 fire, the pair of large **Wallace Shoe Factory Buildings** (100 South Main Street, NR No. 65 and 65b) and the Power Plant (NR No. 65a) were demolished. The buildings had long dominated the east side of South Main Street near Columbus Avenue. The business closed in 1989. The land was subdivided and developed with commercial buildings including a drug store, storage facility in 1996-97. On the west side of the river, the remaining buildings that comprised



the **Goodwin and Trask Box Factory** (*Gagne Street, NR No. 101*) were demolished between 2003 and 2006 and the site is being redeveloped with duplex residences.



*Wallace Factory buildings in the 1980s from the corner of South Main Street and Columbus Avenue, looking south (NH Historical Society)*

As previously noted, the most significant commercial property lost from the downtown was the **McDuffee Block** (*1-7 South Main, NR No. 80, 120-355*) which dominated the west side of Central Square from 1868 until its destruction by arson in 1992. The parcel is now paved and used for parking.



*Central Square, looking southwest toward the McDuffee Block at left. (National Register District Nomination)*



The greatest concentration of lost commercial buildings since the NR Historic District listing is on Hanson Street. Four buildings, all along the southerly side of the street, mostly towards the westerly end are no longer extant. This includes the **Meader's Office Supplies Store** (NR No. 48, 120-390); **Day's Furniture**, a three-story Stick-styled commercial block (NR No. 46, 120-387) and the one-story **Colby's Ol' Place** (NR No. 45, 120-387) (both of which burned ca. 2006); and the **Ira Moore Store** (55 Hanson, NR No. 45, 120-380) (demolished ca. 2000). In addition, **45 Hanson St** (formerly Simon's Restaurant) (NR No. 41, 120-383) was substantially altered by the removal of some of the rear of the building and the character-defining ca. 1920s storefront windows. In 2022, the one-story brick **Robbins Auto Parts Store** (38 Hanson, NR No. 32, 120-395) was demolished. The site is to be redeveloped with a large, three-and-a-half story wood frame mixed-use building.



*Hanson Street, looking east, 1983. (Collection of the Rochester Historical Society)*

Elsewhere in the NR Historic District, the ca. 1960 **W.T. Grant Store** at the corner of North Main and Union streets (NR No. 9) was demolished, allowing Union Street to be widened, and the creation of a small open space with grass and trees along the south side of Union Street. In 2022, the ca. 1930 one-story **Hoffman Building** (55 North Main, NR No. 13, 121-372), the only Art Deco styled building in the district, was demolished. Its neighbor, the two-story wood-frame **Chesley Building** (45 North Main, NR No. 14, 121-373), one of the few remaining commercial wood-frame buildings in this part of the district was also demolished. The lots will be redeveloped with a large six-story mixed-use building. **11 Barker Court** (NR No. 21, 121-398) was also removed in 2022 to allow for expansion of the city's public parking area.



*11 Barker Court seen down the alley (formerly Factory Court) between 63 and 71 North Main Street, ca. 1985 (Collection of the Rochester Historical Society)*

The **Kendall Real Estate Building** (94 South Main Street, NR No. 63, 125-1), though non-contributing at the time of the NR nomination due to age, was demolished and the land is now paved for parking. In the next block to the south, the original ca. 1840 Edgerly House, occupied as part of the **R.M. Edgerly and Son Funeral Home** since the nineteenth century, was replaced with a new building in 2006 (86 South Main, NR No. 61, 120-339). In 2011, **68 South Main** (NR No. 59, 120-324) a non-contributing ca. 1940 former dealership, was replaced with a new three-story mixed-use building. Most recently, in 2021, in the Overlay District, two buildings on Dreyer Way including the altered former nineteenth-century Old Engine House were replaced with a new two-story building (5-7 Dreyer Way, 120-322).



*Kendall Real Estate Building on South Main Street at lower left, ca. 1980 (Collection of the Rochester Historical Society)*

Two houses are gone from South Main Street since 1983. The **W. Wentworth House** (55 South Main, NR No. 76) was removed as part of the 1984 extension of Portland Street between South Main and Charles streets. Further south, the **Watson House** (87 South Main, NR No. 69, 125-202)

formerly on the corner of South Main and Academy streets was demolished ca. 2000. At the northwest edge of the NR Historic District, the ca. 1870 **Bridge Street Bridge** that had been rebuilt in the 1940s was replaced in 1995 by an I-beam bridge with a concrete deck (NR No. 96).



*View of the Portland Street extension, looking southwest across South Main Street, ca. 1985  
(Collection of the Rochester Historical Society)*

The NR Historic District previously contained two gas stations, one contributing (the ca. 1930 **Speedway Gas Station**, North Main Street, NR No. 93, 121-18) and one non-contributing (the ca. 1950 **Caron's Mobil Station**, 85 South Main Street, NR No. 70, 125-203). The former was demolished, and the parcel paved for parking. The latter was either demolished or extensively remodeled. The two diners were removed from the NR Historic District shortly after it was listed. The ca. 1935 **Harold's Diner** (14 Wakefield Street, NR No. 18, 121-376) was removed in the mid-1980s, and **Leo's Diner** (114 South Main Street, NR No. 66, 125-5), sold and moved to Salem in 1988.



*View of Leo's Diner ca. 1985, before its removal, and 116 South Main Street. (Collection of Rochester Historical Society)*

Some buildings have been expanded with additions, but still retain integrity. In 1990, the 1874 **Odd Fellows Hall** (95 South Main Street, NR No. 68, 125-182) underwent a major renovation that



included a large addition to the south side and removed many of its character-defining features, notably the historic 2/2 wood sash windows. In 1996, the **Rochester Public Library** (65 South Main Street, NR No. 73, 120-342) erected a large addition. It is not highly visible from the street owing to its placement to the rear of the original 1905 building. In 2002, the **First United Methodist Church** replaced its 1965 **Coburn Educational Building** to the south of the church (36 South Main Street, NR No. 52a, 120-365) with a new church hall, the Whitford Building. In 2017, the 1904 former Fire House, which had been remodeled in 1975 for use as the Police Station, was rehabilitated with much of its façade restored to its original appearance for use as the **City Hall Annex** (33 Wakefield St., NR No. 26, 120-408). The project received a 2018 Preservation Achievement Award from the New Hampshire Preservation Alliance.

In the north part of the city center, late twentieth-century events included the opening of the **Governor's Inn** in 1992 in the former **Huntley M. Spaulding House** (78 Wakefield Street, 116-157). In 1996, the Spaulding Tavern and ballroom was added along the south side and to the rear of the original house. In 2000 the Inn purchased the neighboring **Rolland H. Spaulding House** (74 Wakefield Street, 116-156). In the 1990s, the **Rochester Opera House auditorium** in City Hall, which had closed in 1974, was restored (31 Wakefield Street, NR No. 27, 120-408). In 2005, the city erected a new **Police Station** (23 Wakefield St., 120-408) just southeast of City Hall. The building backs up to Museum Way but fronts on the parking lot to the east of City Hall, establishing a complex of civic related buildings on the westerly half of the block bounded by Wakefield Street, Summer Street, Columbus Avenue, and Museum Way.

Several buildings in the NR Historic District have new uses. In 1985, the United States Postal Service moved into a new building, vacating the 1913 **Post Office** (70 No. Main Street, NR No. 91, 121-16). Soon thereafter the building became the home of the Rochester District Court. The exterior retains a high degree of integrity for its historic period. In 1986-1987, the former **Wyandotte Mills** (6 Bridge Street, NR No. 99, 121-28) underwent redevelopment by the Rochester Housing Authority for conversion to senior housing. Major exterior alterations included removal of the two large smokestacks and the installation of new windows, though many of the historic fenestration patterns were retained. Ten years later, a former storehouse was renovated for use as a community center (48 North Main Street, NR No. 98, 121-28).

At the time of the establishment of the 1983 NR Historic District, several buildings within its boundaries were non-contributing as they were less than fifty years of age. They are now of sufficient age and retain integrity for their historic period. They embody distinctive characteristics of a type, period, or method of construction and would now be considered contributing if the NR Historic District was updated and resubmitted to the National Park Service. In addition, they are also located in the Overlay District and contribute to it. They represent the continued development of the downtown commercial district into the third quarter of the twentieth century. Three are examples of mid-century modern commercial buildings and exhibit many character-defining features of this type of architecture, including varied exterior masonry finishes, banks of windows or glass curtain walls, and aluminum window and door framing. They have high levels of integrity for their historic periods. Two are the previously mentioned one-story commercial buildings located next to each other at the south end of Wakefield Street: the former **Charles Varney Insurance Building** (now occupied by the city) (19 Wakefield Street, NR No. 28, 120-408) and the former **Granite Mutual Insurance Building** (17 Wakefield Street, NR No. 29, 120-406). The former **Indian Head Bank of Rochester** building, constructed in 1968 (66 South Main Street, NR No. 58, 120-337) and now occupied by Bank of America, is another example of Modern bank architecture with white, glazed bricks and adjacent surface parking. Further to the south is the



1971 former **Kendall Insurance Building** (90 South Main, NR No. 62, 125-1). Though of a slightly different form it also has a high level of integrity for its historic period. Though it has undergone some modifications to the storefronts, **31-43 North Main Street** (NR No. 15, 121-374), an earlier mid-twentieth century one-part commercial block with five stores (built ca. 1960), would also now contribute to the districts.

## **Statement of Significance**

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The significance statement for the locally regulated **Overlay District** incorporates relevant discussions of significance from the 1983 National Register nomination. The significance of the area is essentially the same as when the NR Historic District nomination was written, but with a lesser concentration of historic resources and fewer industrial components. With the evolution of the downtown, the district remains significant as the commercial and civic center of the city.

The Rochester Historic Overlay District is a cohesive collection of nineteenth and early to mid-twentieth-century buildings characteristic of a flourishing urban center. It is an assemblage of commercial, industrial, civic, cultural, and institutional buildings in a range of styles. All combine to provide a visual sense of Rochester's historic environment and convey Rochester's prosperity and regional importance. Areas of significance for the district include architecture, commerce, community planning and development, politics, and government, as well as industry and transportation.

### ***Community Planning and Development***

The Historic Overlay District, as the downtown area of a historically industrial city and transportation hub, is significant in community planning and development for representing patterns of events and trends in the economic, social, political and heritage of the city. The area contributed to the development of the community as the location of all business and civic activity until the late 20<sup>th</sup> century. Rochester has characteristics that make it a good representation of an industrial city center despite the loss of factories and the railroad yards. It illustrates features common to urban centers in its buildings and streets and the placement and location of them, and the range of downtown property types. These include commercial blocks with ground level storefronts and mixed uses above, civic buildings, places of worship, and mixed residential properties including multi-family housing, and the former homes of business and mill owners. The Overlay District contains the municipal offices and services related to the history of local government. It has the typical public buildings and cultural sites including the city hall with opera house, fire station, library, and historical museum.

### ***Industry***

One remaining mill complex near the Cochecho River in the Overlay District represents the city's rich industrial history. During the nineteenth and early twentieth centuries, Rochester played a significant role in the state's industrial economy, particularly in the areas of textile and shoe manufacturing. However, the loss of a number of those resources in the late twentieth century reduced the importance of the mills to Rochester's identity.

### ***Commerce***

Rochester contains commercial blocks, mixed-use buildings including some converted residences, and stand-alone banks and stores. The district has been significant in the area of commerce since Central Square emerged as the town center in the early 1800s. It was the junction of early roads and became a transportation hub, midway between the seacoast and the lakes and mountains. The downtown grew during the industrial and railroad era and was the commercial center for a large area. Many of the blocks that form the core of the district date to the late nineteenth century. At that time, the city's commercialized growth mandated construction of large business blocks, and

the appearance of downtown Rochester shifted to that of an urban downtown. The commercial activity generated by the railroad and the growth of the textile and shoe industries stimulated major changes and expansion in the commercial district. New mercantile buildings were erected during the late nineteenth century to accommodate the expanded volume of business and trading activities.

### ***Transportation***

In the early twentieth century, Rochester's location on the rail lines and its accessibility by major automobile routes made it a stop for tourists traveling to the lakes and mountains. Until the late twentieth century, when suburbanization shifted the region's shopping patterns away from the downtown, Central Square remained the primary commercial center serving a region that included much of the eastern part of the state south of the White Mountains. Downtown Rochester was bypassed by the Spaulding Turnpike in the late 1950s, which protected it from heavy traffic but hurt local businesses. Mid-twentieth century stores and banks with parking lots were built in place of older buildings to attract customers.

### ***Architecture***

The Rochester Historic Overlay District has significance for its architecture. It contains well-preserved examples of nineteenth and twentieth century commercial architecture, a collection of early twentieth century public buildings, large fashionable residences, and smaller mixed-use dwellings. Rochester's historic resources represent building practices of the nineteenth and twentieth centuries. The buildings show the evolution of popular architectural styles. The building stock ranges from high style brick business blocks to smaller vernacular wood buildings. The early twentieth century civic and commercial buildings and homes reflect several variations of the Neoclassical and Georgian Revival Styles. The mid-twentieth century was a period change, and resources from that period convey the continued evolution of the downtown.

### Statement of Integrity

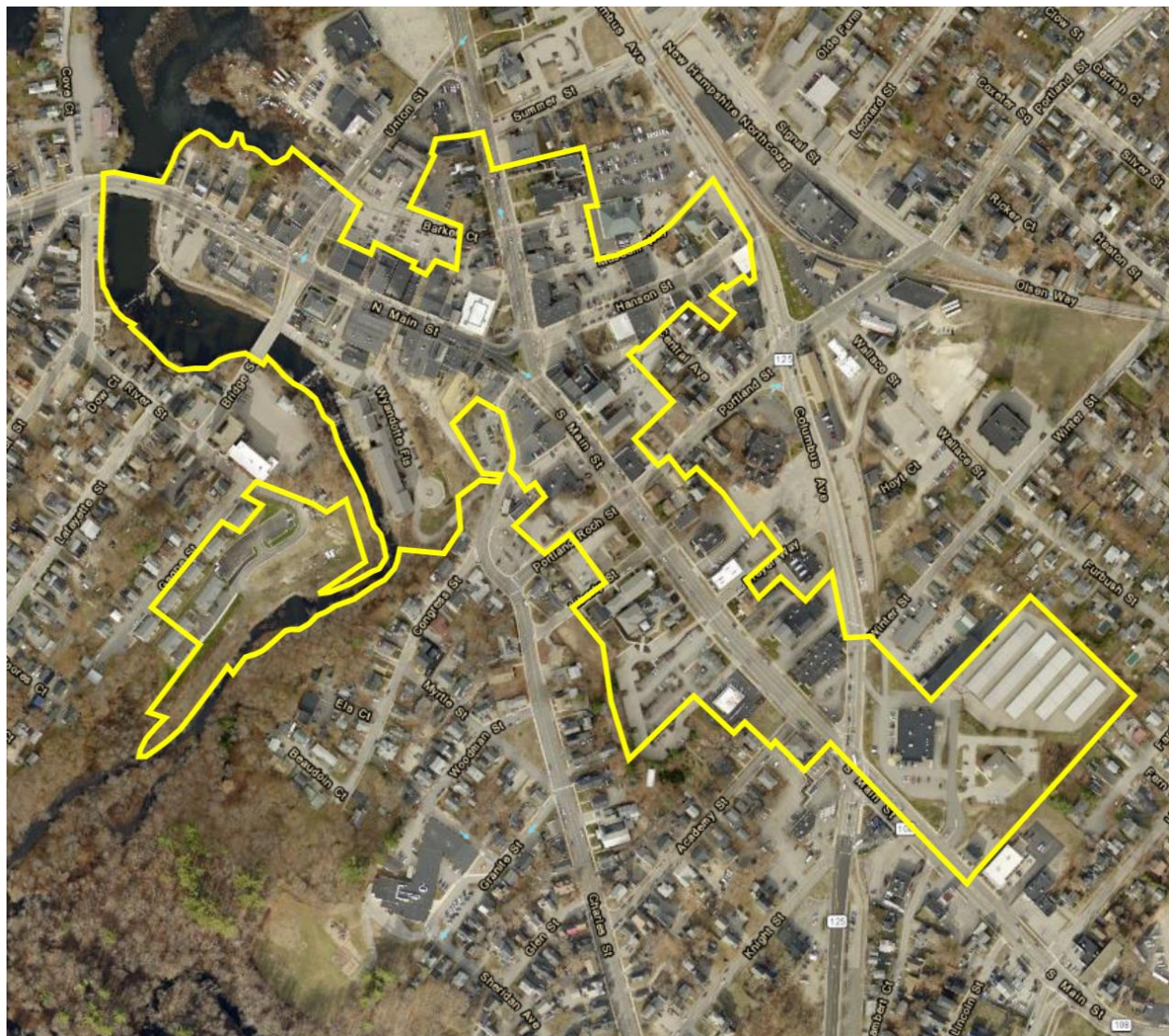
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The Historic Overlay District retains integrity despite ongoing changes. More than a quarter of the properties could be considered to have high integrity for their historic period. The majority of components in the district retain some integrity, and the relationships between the buildings are still evident, although compromised by vacant and parking lots. Some of the more heavily altered properties contribute only for their form and massing and their place in the streetscape. Ongoing redevelopment makes an exact resource count difficult. Currently, the Overlay District includes approximately 92 contributing historic buildings and a contributing object. They contribute to the character and convey the significance of the historic district. Non-contributing resources are within the bounds of the Overlay District and subject to the same regulations, but do not add to the historic qualities of the district. There are about 17 non-contributing buildings that are new or substantially altered and some that have not reached fifty years of age. Some 22 or more non-contributing sites are vacant or parking areas. Therefore, roughly 70% of the properties in the district are historic at this time, and 30% are not.

The period of significance for the historic district begins with the construction of the oldest remaining buildings in the early 1800s. The period of significance continues through the mid-twentieth century to the fifty-year cutoff for National Register and local district eligibility, which is presently 1972. The district contains several later 1970s buildings that may contribute when they reach fifty years.



**Boundary Discussion**



*NR Historic District boundary (City of Rochester GIS)*

The boundaries of the **NR Historic District** listed in 1983 are not being revised at this time, although they contain some non-contributing areas. The NR Historic District boundaries were drawn to include the principal buildings and sites relating to Rochester’s commercial and industrial development. The well-defined entity comprising the historic urban core of Rochester concentrated on downtown Rochester’s industrial and commercial history and building fabric. In most instances the NR Historic District boundaries follow the rear lot lines of properties fronting on the main roads, North Main Street, Union Street, Wakefield Street, Hanson Street, Portland Street, and South Main Street. The NR listed district contains the former industrial area on South Main Street where there are now modern buildings. The western boundary of the NR listed district is the west bank of the Cochemo River encompassing bridges and dams, and it includes the former box factory site on the far side.





*Historic Overlay District boundary (City of Rochester GIS)*

The Rochester Historic **Overlay District** encompasses the downtown area which has a sense of continuity and cohesiveness. It is a discrete, identifiable geographic area with a significant concentration of sites and buildings united by physical development. The Overlay District is focused largely on the commercial core, with some residential buildings included in the mixed-use area of the downtown. The Overlay District nearly duplicates the NR Historic District boundaries but extends north on either side of Wakefield Street and does not include properties on the south and west edges where historic buildings are no longer extant.

The Overlay District is centered on Central Square and includes buildings fronting on the three major intersecting streets, South Main, North Main, and Wakefield, and the adjacent side streets. The southern edge of the Overlay District on South Main Street is NH Route 125/Columbus Avenue, which was the historic railroad corridor. Modern development in place of historic factory buildings creates a change in the streetscape. The Overlay District includes parcels on both sides of South Main Street, plus properties on Portland Street in either direction. The bank of the Cochemo River forms a physical boundary on the west. The former Wyandotte Mills are included

in the Overlay District, but not the redeveloped site across the river. Both sides of North Main Street to the bridge and the length of Union Street form two sides of the downtown triangle. To the east, the length of Hanson Street is bounded by Columbus Ave. The mixed-use area along both sides of Wakefield Street includes significant late nineteenth and early twentieth century residential (or former residential) properties and mid-century buildings. These properties relate to Rochester's downtown development by including residences that have been converted to business use over time. The northern boundary is a break in the Wakefield Street streetscape where the railroad corridor once crossed, near the intersection of Wakefield Street with Columbia Avenue/NH 125.

## Federal Historic Preservation Tax Credits

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The Federal government encourages the rehabilitation of historic buildings through tax incentives administered by the National Park Service (NPS) in partnership with the State Historic Preservation Offices (SHPO). The Federal Historic Preservation Tax Incentives Program was established to promote the preservation and rehabilitation of historic buildings of every period, size, type, and style and is one of the most successful community revitalization programs.

The program offers a 20% tax credit (not a tax deduction) and is coordinated through the SHPO and NPS, and IRS.

A 20% rehabilitation tax credit applied to any project that is designated a *certified rehabilitation* of a *certified historic structure*. It is only available for properties that are rehabilitated for commercial, industrial, agricultural, or rental residential purposes (defined as income-producing). It is not available for properties used as the owner's private residence.

A *Certified historic structure* is a building that is either listed individually on the National Register of Historic Places or is contributing to a National Register Historic District or a locally regulated CLG district. The contributing buildings in both the NR District and the Overlay District meet these criteria. As part of the Federal Historic Preservation Tax Credits process, buildings within a historic district will need an Evaluation of Significance (Part 1 of the Historic Preservation Certification Application). This part is usually completed with the help of a Preservation Professional. This application is submitted to the SHPO, who reviews the application and then forwards it on to the NPS, who will determine whether the building contributes to the historic district and is therefore a *certified historic structure*.

*Certified rehabilitation* is a rehabilitation that is approved by the NPS as following the Secretary of the Interior's Standards for Rehabilitation. The rehabilitation must be consistent with the historic character of the building as well as the district in which it is located. Applicants must submit a Description of Rehabilitation (Part 2 of the Historic Preservation Certification Application) in which the plans are presented to the SHPO. The SHPO office can provide technical assistance and advise the applicants on the proposed plans, and then sends the application to NPS with a recommendation. NPS will provide a certification decision. After the work is complete, a Request for Certification of Completed Work (Part 3 of the application) is submitted to the SHPO, who sends it to NPS. Once NPS reviews the work done against the proposed work in Part 2 and it is found to conform to the Secretary of the Interior's Standards, the project can be approved as a *certified rehabilitation*.

A "substantial" amount of money must be spent in qualifying expenses for the project. In general, qualifying expenses are costs related to the repair or improvement of structural components or architectural features of the historic building.



The nature of Rochester's overlapping National Register and local historic districts means that many buildings are already likely eligible to receive Historic Tax Credits. All three parts of the application will be necessary, and most of the buildings are currently income-producing properties.

Links:

<https://www.nps.gov/tps/tax-incentives/incentives/index.htm>

<https://www.nps.gov/tps/tax-incentives.htm>

<https://www.nps.gov/tps/tax-incentives/before-you-apply.htm>

<https://www.nps.gov/tps/standards/rehabilitation.htm>

<https://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

# Rochester Historic District Report

## **Appendix A: Table of Properties**

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Parcel ID	Street Address	Year Built circa	NR district #	Historic or Common Name	Description	Notes	Local District C/NC	NR district C/NC update	Current Use	Photo Number
0116-0156-0000	74 WAKEFIELD ST	1922	-	Rolland H. Spaulding House	Colonial Revival, brick house, 2 1/2 stories, center entry, end chimneys, 5 x 2 bays with 3 bay wing, slate roof, wooden trim, original entry porch, sidelights and transom, side porches, wooden 6/6 windows, wooden shutters. Garage brick, three bays, slate roof. Summer house brick, slate hip roof, wooden columns and lattice.	Rolland Spaulding was Governor 1915-17. Part of Governor's Inn since 2000.	C	-	hotel, restaurant	23
0116-0157-0000	78 WAKEFIELD ST	1921	-	Huntley M. Spaulding House/Governor's Inn	Colonial Revival, brick house 2 1/2 stories with hip roof, center entry, two chimneys, original entry porch, fanlight and sidelights, mutule blocks at cornice and bead moulding, asphalt roof, dormers, wooden 6/6 windows, enclosed porch and patio on side, rear addition	Huntley Spaulding was Governor 1927-29. Inn since 1992.	C	-	hotel, restaurant	25
0116-0158-0000	82 WAKEFIELD ST	1927	-	Studley's Flower Gardens	Dutch Colonial house with attached shop. Set back from road. 1 3/4 story, brick, gambrel roof, brick end chimney, center entry, entry porch, dormers. Replacement windows. Barn with greenhouses attached.	Studley's Flower Gardens established 1928 by Joshua Studley.	C	-	floral nurseries	27
0116-0159-0000	84 WAKEFIELD ST	1921	-		Brick Dutch Colonial house, 1 3/4 stories, gambrel roof, entry porch, sidelights, dormers, brick chimney. 3-part windows, replacement sash. Attached brick 2-car garage with gambrel roof.	Part of Studley's Flower Gardens property. McCrillis house originally.	C	-	residence	28
0116-0160-0000	86 WAKEFIELD ST	1850/1900	-		Queen Anne style, 2 1/2 story, sidehall entry house, probably built in Greek Revival/Italianate style and remodeled with Queen Anne style ornament, round corner bay window, two-story bay window on façade, entry porch, granite foundation, clapboards and wood shingles, corner pilasters, 6/1 wooden windows. Attached former carriage barn now residential. Detached historic garage with eave brackets.		C	-	residence	29
0116-0161-0000	90 WAKEFIELD ST	1896/1904	-	Gafney Home for the Aged	Brick Queen Anne/Romanesque style residence, 2 1/2 stories, corner tower with turret, contrasting brick and stone, quoins and stone sills and lintels on windows, porte cochere. Detached carriage house.	Built as a residence by Judge Charles B. Gafney, but he died 1898 age 54, wife died 1900. Home for the Aged opened in 1904. Now Community Action Partnership of Strafford County	C	-	institutional - nursing home	30
0116-0162-0000	94 94 1/2 WAKEFIELD ST	1900	-		Queen Anne house, 2 1/2 story, cross gable. Central bay window on first and second floors of front gable, paired brackets, side porch with turned posts and ballusters, decorative brackets, screen panels. Decorative shingle patterns in gables end. Brick foundation, clad in clapboards, 1/1 windows replacements, asphalt roof. Set back behind 94 Wakefield is 2 1/2 story residence with front porch, vinyl siding, 1/1 windows, paired brackets at eaves.		C	-	residence - multi-family	31
0116-0201-0000	81 WAKEFIELD ST	1856/1900	-		Queen Anne style, remodeled Greek Revival, 2 1/2 story side hall house. 3-story corner tower, Colonial Revival entry porch, double front doors, brick foundation, clapboards and wood shingles (replacements?), new 1/1 and 6/6 windows.		C	-	residence single family	26
0116-0202-0000	77 79 WAKEFIELD ST	1897	-	John K. Berry House	Queen Anne style, 2 1/2 story back-to-back duplex, gable front with cross gables, two 3-story corner towers octagonal with pointed and dome roofs, stone block foundation, vinyl siding with historic trim intact, shingled skirts and window hoods, 1/1 replacement windows. Small house set back (originally the barn, converted 1925-1949), Colonial Revival entry porch, brick foundation, vinyl siding, 1/1 windows.		C	-	residence - multi-family	24
0116-0203-0000	73 WAKEFIELD ST	1845/1930	-	Goodwin-Corson House	2 story, gambrel roof Dutch Colonial Revival house now offices, shed-roofed dormers, entry porch, granite foundation, vinyl siding, replacement 6/6 windows.		C	-	offices	22
0116-0204-0000	69 WAKEFIELD ST	1850/1870	-	Pickering-Hodgdon House	2 1/2 story center entry house, remodeled in Italianate style. Granite foundation, brick stove flue chimneys, bay windows, bracketed door hood, Italianate double doors, vinyl siding, replacement 1/1 windows. Urban barn now apartment, small garage.	bought by Grace Community Church in 2019	C	-	residence- single family	21



0120-0295-0000	1 WINTER ST	1900	64	Winter Street Plaza	Vernacular Industrial: 3-story, wood-frame former mill building with low pitched gable roof and mansard-roofed exterior tower on northwest corner. 2-story and 1-story additions on north facade, concrete block rear ell connecting to gable front buildings. Repurposed to storefronts with entries on north facade. West facade and two-story addition section has clapboard siding, others vinyl siding. Replacement windows (mostly fixed glass).	Historically part of the Wallace Shoe Company factory complex. Plumbing Supply company by late 1940s.	-	C	commercial	114
0120-0322-0000	5-7 DREYER WAY	2021	-		New 2-story. Asymmetrical gable roof, central commercial entry flanked by fixed windows. 1/1 double-hung windows on second floor with hopper clerestory windows above. First story clad in flat panels, second story in composite siding.	site of 19th century house and altered 19th century Old Engine House, removed ca. 2020. Maguire Group.	NC	-	mixed use	113
0120-0324-0000	68 SO MAIN ST	2011	(59)		New 3-story, commercial and residential building. Brick veneer with fiber cement on rear and partially around sides and first floor storefront trim, flat cornice with a deep overhang. Wide storefront windows, central, double-door entrance. Façade has paired 1/1 double-hung windows either side of recessed porch with projecting balcony. Foundation level is gray rock face concrete block.	Former site of ca. 1940 Pontiac Automobile showroom; later occupied by Sears. Was NC in 1983 due to age.	NC	NC	mixed use	98
0120-0332-0000	113 PORTLAND ST	1900	-		2 1/2-story, gable front, 2x3 bay house with a gable roof and enclosed front porch that spans the width of the façade. Brick foundation. Clad in vinyl siding, 1/1 vinyl replacement windows, 6/1 vinyl replacement windows in the enclosed front porch. Exterior brick chimney.		C	-	residence two-family	112
0120-0333-0000	109 PORTLAND ST	1924	54	The Record Press	Georgian Revival: Two-story, 3-bay wide commercial/industrial building. Façade defined by central entry flanked by full sidelights, framed by engaged Doric columns and topped by a segmental arched hood. First story side bays have plate glass windows with transoms, topped by elliptical blind arches. Second story has paired 1/1 sash topped by brick flat arches. A projecting denticular cornice spans the facade and east elevation. Roofline of facade marked by a stepped parapet containing "The Record Press" inscription stone. Gable roof looks to have been added to an original flat roof; vinyl siding fills the gable ends above the parapet. Side and rear elevations have multi-pane metal windows.	Built to house the local newspaper and printing company. Was 13 Portland St.	C	C	commercial	110
0120-0334-0000	54 SO MAIN ST	1975	55	Royal Pizza House/Campus Hi Fi	1 1/2-story late twentieth century commercial building with gable roof, cape form. Façade has display windows, brick veneer and 2 gabled dormers. T-111 siding fill the gable ends and covers the second floor level on the rear.	Was 52 So Main St	NC	NC	commercial	90
0120-0335-0000	58 SO MAIN ST	1920	56		Two-story, 5x2 bay, hip-roofed residence characterized by 6/1 sash, a gabled entry portico, and two gabled dormers over the facade. Sheathed with aluminum siding. Brick foundation and granite front steps.		C	C	residence multi-family	91
0120-0335-0000	60 SO MAIN ST	1881	56a	Isaac W. Springfield House	Italianate: 2 1/2-story, 3x4 bay residence. Early 20th century Colonial Revival style entry porch with paired Doric columns. Façade has original paired Italianate 2/2 windows with arched surrounds. Early 20th century shed dormer with 6/1 windows. Side elevations retain paired cornice brackets and historic 2/2 sash, 3/3 sash, and 3/6 sash. Aluminum siding. Original porch on north elevation has cornice brackets, chamfered posts and corner brackets. Full-width shed dormer on the facade with 3 sets of paired windows. Ell also retains original detailing. Garage built ca. 1920s - hip-roofed, 2 bays with clapboards and older wood doors to the north.	Isaac Woodbury Springfield owned textile mills in East Rochester. House moved back from the street when the Telephone Company building was constructed 1922.	C	C	residence	93
0120-0336-0000	62 SO MAIN ST	1922	57	Rochester Telephone Company Building	Georgian Revival: Brick office building 2-stories, 5-bay facade. Brick with sandstone ornamentation including window keystones and entry surround with console brackets supporting a projecting cornice. Original 6/1 windows. Brick belt courses join the stone window sills on both stories. The roofline features a stone cornice and parapet. Front steps have iron railings with a fretwork pattern. A 2-story ell was added ca. 1960.	Rochester Telephone Company headquarters, later the School Administration Building.	C	C	residence multi-family condos	94

0120-0337-0000	66 SO MAIN ST	1968	58	Bank of America	Mid-century Modern 2-story office building. Facade is of white glazed brick on the northern portion. Southern portion of facade is set back and contains off-center entry with aluminum-framed glass doors and windows. Flat, cantilevered canopies above doors on each elevation. South and east elevations feature panels of red brick alternating with 2-story window bays with spandrel panels at floor level. 2-bay drive-through portico on north elevation.	Historically Indian Head Bank of Rochester. Has reached 50+ years since NR listing.	C	C (NC)	bank	97
0120-0338-0000	74 SO MAIN ST	1905	60	Dr. Lewis Gilman House	Colonial Revival: Hip- roofed 2 1/2-story, 3x3 bay house, now sheathed with vinyl siding and trim which conceals much detail. Center entry retains entry porch on Doric columns. Modern glass entry is flanked by 3/4 sidelights. Pedimented center bay is slightly projecting and contains a tripartite window. A dormer window with gable roof is each roof slope. Vinyl replacement windows with multiple small lights. Facade windows have 18/1 or 18/18 patterns. North elevation has side entry porch that was the doctor's office entrance. Modern 1-story addition on the northeast corner.		C	C	offices	100
0120-0339-0000	86 SO MAIN ST	1960/2006	61	R.M. Edgerly and Son Funeral Home	Multi-part brick building. Front 1- and 2-story section built 2005-6 (replaced historic ca. 1830 building). 2-story end-gabled core flanked by 1-story gabled wings. Full-height pedimented portico with Doric colonade. Doric porches on wings. Center entry has keystone elliptical brick lintel above transom, sidelights. 8/8 double-hung windows with sandstone keystone splayed brick lintels. Rear one-story sections built 1960, includes chapel and 4-bay garage.	A Greek Revival style building was replaced. No integrity. Original owner, Raleigh Edgerly carriage maker and undertaker.	NC	NC (C)	Funeral home	103
0120-0342-0000	65 SO MAIN ST	1905/1996	73	Rochester Public Library	Georgian Revival: 2-story, 3x3 bay building truncated hip roof. The facade is of red glazed brick, foundation is rock faced granite, roof has slate sheathing and copper flashing caps. Pedimented entry pavillion on facade articulated by quoins of white glazed brick, and engaged, paired columns, with a round-headed window centered between. The entry is set into the coursed stone base of the pavillion. The side bays of the facade, and all bays of the side elevations feature roundheaded windows in surrounds of glazed brick. Rear addition built in 1996.	Library financed by grant from Carnegie Library Foundation. Architects were Randlett and Griffin of Concord, N.H.	C	C	municipal	96
0120-0342-0001	69 SO MAIN ST	1865	72	Emily Cross House	Second Empire style: 2x2 bay, 2-story house with bell-cast mansard roof pierced by dormers on all sides. Roof has a pronounced curb, and rises from a bracketed cornice. Entry is in southern bay of the facade, beneath an entry porch. Above porch is the base of a projecting tower, top section of which has been removed. Northern bay of facade has a bay window with bracketed cornice. All windows have replacement 2/2 sash, with original trim. Walls are sheathed with aluminum siding; quoins remain on corners. The entry porch, with square posts and balustrade continues along south elevation leading to an ell and carriage house, both ornamented by window hoods and quoins.	Emily Cross, the first long-time occupant of the house, was a teacher in the Rochester schools.	C	C	offices	99
0120-0343-0000	63 SO MAIN ST	1780/1867	74	First Congregational Church	Federal-Italianate: 3x4 bay, gable-roofed church. Italianate 1867 alterations/enlargements. Form of original 3x3 bay building with gabled entry pavillion and tower is evident, modillioned cornice intact on lateral eaves. Pavillion has Italianate round-headed window on second story. Pavillion and base of tower have older paneled corner pilasters. Greek Revival ornament apparently applied when original building was moved to present site in 1842. Italianate additions include polygonal wings flanking entry pavillion, peaked window lintels on side elevations, and an octagonal broach spire with banded shingles. 16/12 wood sash window in rear gable. Walls of main block clad in vinyl siding; wood trim details (pilasters, window trim, bracketed cornice) remain exposed.	The church was built on the South Common in 1780, replacing the original meetinghouse. Moved to present site, closer to present city center, in 1842. Rear additions since 1949. It is still in use for Congregational services.	C	C	church	95
0120-0346-0000	9 LIBERTY ST	-	-		Parking lot - Congregational Church.	19th century house on this site was demolished 1970s-80s.	NC site	-	parking lot	
0120-0347-0000	59 SO MAIN ST	1850	75	Osgood House	Italianate: 5x2 bay, 2 1/2-story, gable-roofed house with ell. Center entry sheltered by hipped-roofed porch with original piers and cornice. Modern wood siding and flat trim, 6/6 replacement windows. Recent addition to the rear with accessible ramp.	Had 2/2 windows, cap molded lintels on brackets.	C	C	offices	92
0120-0351-0000	48 PORTLAND ST	1978	77	The Drive-in Bank	Drive-through bank: 1-story building with a low hipped roof, 4-bays of drive through lanes adjacent to the small building. Vinyl siding, casement windows flanked by vinyl shutters on the south elevation, glass entry door and picture window on the east elevation.	Non-contributing due to age. Service Federal Credit Union.	NC	NC	bank	109

0120-0352-0000	39 SO MAIN ST	1930/1990	78		1-story, flat-roofed brick commercial building. Corbelling at roofline is seen on the sides and rear; a standing-seam metal mansard has been applied to the façade parapet, and narrow matchboard sheathing set on a diagonal has been added to the facade. Curved awnings mounted over fixed, tinted replacement windows. Glass block in window openings on the south elevation.	Rochester's first automobile showroom. Later S.D. Sundeen Appliances. Low integrity due to late 20th century remodeling. Form and massing of building contributes	C	C	commercial	88
0120-0354-0000	19-21 SO MAIN ST	1970	79		1-story commercial building remodeled 2011 with stuccoed façade, engaged columns on piers dividing the façade into 4 bays with tall, reflective plate glass and decorative arch motifs above the center windows. Applied dentilated cornice at parapet edge. Side and rear elevations of brick with 3 rear entry doors. Formerly had a false mansard roof above the facade.	Was Heritage Bank Operations Center. Non-contributing age and integrity.	NC	NC	commercial	84
0120-0355-0000	1 SO MAIN ST	–	(80)		Parking lot; former site of McDuffee Block, burned in 1992	Former site of the McDuffee Block, 1-7 So Main St	NC site	NC site (C)	parking lot	
0120-0358-0000	0 CONGRESS ST	–	–		Parking lot corner of Congress near South Main	City of Rochester	NC site	–	parking lot	
0120-0359-0000	9-11 CONGRESS ST	–	–		Parking lot - near corner of South Main	City of Rochester	NC site	–	parking lot	
0120-0360-0000	2-6 NO MAIN ST	1878	81	Hayes Block	Victorian Commercial: 4-story brick commercial block, 4x9 bays. Facade and first 2 bays of south elevation have replacement vinyl 2/2 sash windows below fixed 2-light sash, all capped by sculpted stone lintels. Roofline is marked by arched corbelling above courses of sawtooth bricks. Storefront remodeled c. 1950. Rear portion of building appears earlier due to differing window treatment and corbelling.	Upper stories contained the Hayes Opera House	C	C	commercial	33
0120-0361-0000	10 NO MAIN ST	1900	82	Salinger Block	Neoclassical: 4-story commercial block, asymmetrical 6-bay wide facade with veneer of white glazed brick. Third-story window treatment dominates facade, each window being topped by semicircular arches embellished with egg and dart moldings and spandrel panels with raised floral decoration. Windows have 1/1 sash. Other features include brick pilasters with Ionic capitals rising across the second and third stories supporting a cornice at the third story. A fully articulated cornice of pressed metal articulates the roofline.	Facade was applied c. 1900 to an earlier commercial building. Building remodeled in 2021-22. Rear addition removed, replaced with new one.	C	C	commercial	34
0120-0362-0000	18 SO MAIN ST	1880/1960	50	Rochester Chamber of Commerce	A brick veneer with colonial motifs has been applied to what was a 3-story Stick Style commercial block. Colonial motifs include multi-paneled windows topped by ornamental keystones, a denticular cornice at the roofline, and an elliptical fan window over the first story central entry.	Formerly known as the Wentworth Block. Historically the First National Bank of Rochester.	C	C	commercial	83
0120-0363-0000	22 SO MAIN ST	1903	51	Rochester Trust Company Building	NeoClassic: 2-story NeoClassic building, monumentally-scaled limestone facade features four fluted engaged columns with composite capitals supporting a full entablature with block cornice, and a parapet at the roofline. Columns rise from attic bases resting on a polished granite foundation. Contemporary aluminum fixed sash windows have been inserted in window bays. Entry is modern, aluminum full glass doors. Classical format also continued 1 bay on south elevation. Building introduced monumental NeoClassic scale to streetscape and Central Square. Vault alarm box on South corner.	Historically the Norway Plains Savings Bank	C	C	offices	85
0120-0364-0000	34 SO MAIN ST	1868	52	First United Methodist Church	Italianate: Axial plan, brick church featuring round-headed windows on facade and side elevations all with brick hood molds. Central bay of facade contains round-headed entry with original multi-panel doors. Rectangular window in central bay topped by rosette window, both contained within semicircular arch. Arched corbelling encircles roofline of main block. The roof retains its slate sheathing. A three level interior tower projects above facade. The base of the tower is square with corner pilasters, second section is octagonal shaft with louvers, top is a shingled, octagonal broach spire with bands of sawtooth shingles.	Historically Christ Episcopal Church.	C	C	church	86

0120-0365-0000	36 SO MAIN ST	2002	52a	Whitford Building	New 2- story, 3x5 building clad in vinyl siding with a tall gable roof. Connected to the adjacent church with a 2-story wing set back from the street, where a double-door entrance is located. First floor windows are 3/6 double-hung, sometimes paired, while upper floor windows are 3/3 double-hung. Entry doors also on the rear (east) of the building and connector.	Replaced the 1965 Coburn Educational Building	NC	NC	church hall	87
0120-0366-0000	42-50 SO MAIN ST	1889	53	Barker Block	Queen Anne: 3-story, 5x4 bay, brick commercial block. Narrow brick piers articulate the corners, rising to elaborate corbelling below a wooden cornice. Symmetrical facade is focused on the central entry bay, highlighted by grouping of three windows; other bays have two windows. All third-story windows are rectangular within semicircular openings. Second-story windows have splayed brick lintels. All windows have granite sills, 1/1 replacement sash and panels in arched or rectangular transoms. Mostly identical details and fenestration appear on side elevations. Storefronts have been altered but cast iron piers between individual storefronts remain, as well as a continuous sign architrave.	Constructed for C.S. Barker in 1889 to house a millinery business and professional offices. Was 46-50 So Main St	C	C	commercial	89
0120-0367-0000	112 PORTLAND ST	1960	-		Mid-twentieth century, 1 1/2-story, 2-bay gable-front commercial building with paired storefronts and recessed entries. Brick façade, side and rear walls of CMU construction. Front and rear gables, dormer windows clad in vinyl siding. Second-story windows triple casement windows. Cornice detailed with brick soldier course.		C	-	commercial	111
0120-0379-0000	61 HANSON ST	1925	37	Balomenos Block	Georgian Revival: 3-story, triangular building, brick facade and on first bay of each side facade, vinyl siding on rear and sides. Paired and single 1/1 replacement windows on upper stories are topped by peaked lintels on facade (north) and east elevation. Modillion block cornice at roofline. Sign architrave runs above unaltered storefronts.	This building was constructed in 1925 by Costas Balomenos, a Greek immigrant to Rochester.	C	C	commercial	82
0120-0380-0000	55 HANSON ST	-	(38)		Empty lot site of historic building gone since NR listing.	Former site Ira Moore Store. Burned 2006	NC Site	NC site (C)	vacant lot	
0120-0381-0000	51-53 HANSON ST	1880	39		Italianate: 2-story, 2-bay wide wood frame commercial block. Recently clad in vinyl siding on facade and east facade. Upper story features 2 bay windows with brackets supporting overhanging eave of roof. Storefront has been altered with modern center entry flanked by sliding windows.	Rochester Fire Dept Hose Co and Hook and Ladder Co. to 1896, Hotel Brunswick (1897-1910s), then commercial block	C	C	mixed use	79
0120-0382-0000	47 HANSON ST	1890	40		Late 19th Century: small, narrow 2-story, single bay building with vinyl siding on facade, clapboard on sides and rear, simple wood trim on side windows, storefront altered.	Originally one of many small saloons that lined Hanson Street during railroad era, known as Hartigan's Restaurant in the early 20th century.	C	C	mixed use	76
0120-0383-0000	45 HANSON ST	1880	41		Remodeled late 19th century: 2-story, 2-bay vernacular Commercial block, wood frame with vinyl siding and trim, recently altered fenestration and remodeled the circa 1920's storefront. Recessed center entry with sliding windows on either side.	Historically Simon's Restaurant. Two story wood-frame form with projecting storefront contributes to district, otherwise lows integrity.	C	C	mixed use	75
0120-0384-0000	41 HANSON ST	1870	42		Italianate: 2-story, 4-bay wide Italianate commercial block with bracketed cornice at roofline, vinyl siding. Denticulated and modillion block cornice above first-story storefront, which has been altered. Concrete block wing addition added ca. 1960	Historically Tony's Bicycle Shop	C	C	commercial	74



0120-0385-0000	29 HANSON ST	1911	43	Masonic Temple	NeoClassical: 3-story, 5x7 bay brick block with NeoClassical ornament. Facade is distinguished by five stone pilasters spanning second and third stories. Pilasters have Scammozzi capitals and support stone entablature with denticular cornice. A brick parapet articulates roofline. Other features include stone lintels over paired windows in central bays, splayed brick lintels with keystones and corner blocks over windows in side bays. Windows have 1/1 sash. The entablature and cornice, and a simpler architrave band above storefront level both continue along east elevation. Windows on the east elevation have splayed lintels with keystone motif. Storefronts on facade have been altered with vertical siding. An inscription stone reading "Masonic Temple" is located at the midpoint of the facade's central bay.	Was 31 Hanson St. The Masonic Temple was constructed to house the Masonic Hall in 1911.	C	C	commercial	73
0120-0386-0000	19 HANSON ST	1880	44	Farrington Block	Italianate: 3-story, 6-bay wood frame commercial block with rusticated flush board siding on facade. Intact upper facade features prominent denticulated and paired bracketed cornice, molded segmental-arched window surrounds topped by decorative detail on the second story and rectangular frames with rounded corners, stylized keystone on the third story. Farrington Block nameplate is centered below cornice. The third floor windows are infilled with vertical siding, second floor has 6/6 replacement windows smaller than the original openings. Corners are articulated by notched pilaster strips. Storefronts have been altered. Side and rear are clad with vinyl siding.	Historically Sanborn/McDuffee furniture store	C	C		73
0120-0387-0000	13-17 HANSON ST	-	(45, 46)		Empty lot, historic buildings gone since NR listing.	Former site of Colby's Ol' Place, 19 Hanson St and Commercial Structure, 15 Hanson St	NC Site	NC site (C)	vacant lot	
0120-0389-0000	0 HANSON ST	-	-		Alleyway is a separate tax parcel. In NR and local district boundaries but not counted		-	-	alley	
0120-0390-0000	7 HANSON ST	1875	47	Foss & Came Insurance Company	Italianate: 2 1/2-story, 3x3 bay gable-roofed Italianate building. Intact upper story features include paired cornice brackets in gable end and single brackets on side elevations, and segmental-arched window hoods over original 2/2 sash windows on facade. Unique tripartite window in gable end has a three-lobed hood. Facade has rusticated flush boarding, sides are clapboard. The storefront was altered and has a Permalstone base.	Likely built by Dominicus Hanson as rental property with storefronts	C	C	offices	72
0120-0390-0000	5 HANSON ST	-	(48)		Empty lot, building demolished since NR listing.	Formerly site of Meader's Office Supplies, 1869 building remodeled 1960, was NC in NR district due to loss of integrity.	NC Site	NC site (NC)	vacant lot	
0120-0392-0000	10 SO MAIN ST	1830/1881	49	Ainslie's Drug Store	Federal: Originally a 4-bay wide, 2-story building with a bowfront facade erected c. 1830. In 1881, the third story was added after a fire. A change in the brick color is visible between the stories. The bowfront shape and splayed lintels of the second story were continued on the third story to retain building's distinctive character. The roofline is marked by a bracketed cornice. 2/2 windows have granite lintels. The storefront dates c. 1920, consisting of display windows, with transoms recently infilled with panels and a recessed entry. A curved bracketed cornice runs above storefront. Segmental arched window openings added on north elevation in 2021 as part of remodeling of upper two stories to apartments.	Early portion of the building is documented c. 1832, though Federal characteristics suggest an earlier date. 1832, Dominicus Hanson built his new brick building with apothecary shop 1832. Third story added by later owner, R. DeWitt Burnham. Cornice originally had a stepped parapet.	C	C	commercial	83

0120-0393-0000	2 WAKEFIELD ST	1896	100	Parson Main Statue	Bronze statue. Stands on granite base in the center of Central Square. The square is triangular in shape and lined with granite curbing and a modern black metal fence.	By G. Morretti commemorating Parson Amos Main, Rochester's first settled minister, restored 2010.	C object	C object	public land	2
0120-0394-0000	1 WAKEFIELD ST	1928	30	Realty Block	Georgian Revival: Simply ornamented 3-story brick commercial/office/residential block. Portion of storefront level obscured by applied granite sheathing, added ca. 1974. Upper stories have 6/1 windows, second-story windows have brick splayed keystoned lintels. Brick soldier belt course above third story windows. Brick quoins indicated location of entry bays. Roofline articulated by a pressed metal block cornice. Northern two storefronts retain original layout, large display windows, prism glass transoms under the signage and on north elevation.	Building was a speculative business venture of the Rochester Realty Company. Architect was Alfred K. Dow of Tuffonborough Corners, N.H.	C	C	commercial	1
0120-0395-0000	38 HANSON ST	–	32		Vacant lot to be redeveloped. Site of 1-story brick commercial building, ca. 1940. Demolished April 2022	Site of Robbin's Auto Parts. Originally Wyman's Ford Garage.	NC site	NC site (C)	vacant lot	
0120-0396-0000	50 HANSON ST	1881	33	Z. Hayes House, McGurty House	Greek Revival: 1 1/2-story kneewall cape gable end to the street. Vinyl siding and trim, 1/1 replacement windows. Center entry has paired Queen Anne doors flanked by 3/4 sidelights. Entry sheltered by inset 2 x 1 bay porch with turned posts and balustrade.	Alterations relate to building's conversion to a rail road/tourist rooming house ca. 1890. House joined to adjacent commercial block (52 Hanson Street).	C	C	residence single family	77
0120-0397-0000	52 HANSON ST	1890	34		Italianate: 2x3 bay, 2-story altered commercial block, now residential, characterized by bracketed cornice at roof line of parapet. Building clad in vinyl siding and trim, 1/1 replacement windows and infilled storefront with siding and double-hung windows. Attached to 50 Hanson St.	Had store on lower story and inn above. Built in conjunction with conversion of 50 Hanson into an inn ca. 1890. Was 54 Hanson St.	C	C	residence multi-family	78
0120-0398-0000	58 HANSON ST	1895/1938	35	Rochester Historical Museum	Colonial Revival: 2-story hip-roofed brick building, 3x4 bays. 5/1 windows w/5 vertical lights upper sash. First-story windows topped by granite lintels. Facade dominated by open segmental arched entry porch, tripartite window on the central bay of the second story. New standing seam metal roof, modern glass and metal doors.	Historically the American Legion Hall, VFW Hall. 1938 reconstruction of an earlier brick structure which was a portion of the old city stable, was 56 Hanson St.	C	C	Rochester Historical Museum	80
0120-0399-0000	60 HANSON ST	1895	36	Gravel Building	2-story, 4x4 bay wood-framed commercial building with false front. Fully clad and trimmed in vinyl siding. 1/1 replacement windows with vinyl trim. Hanson Street facade (south) features a box cornice and stepped parapet at roofline. The original storefront is infilled below a bracketed cornice. Historic ell and newer rear addition.		C	C	mixed use	81
0120-0400-0000	141 COLUMBUS AVE	–	–		Parking lot corner of Columbus and Hanson streets. Included in boundary of NR district, but not counted or listed in the nomination.	Site of the Hotel Wrisley, later Rochester Hotel. 64 Hanson. Catered to railroad clientele in the late 19th century. Station was across street. Not extant since before 1960.	NC Site	NC site	parking lot	
0120-0401-0000	24 MUSEUM WAY	–	–		Vacant lot, corner of Columbus and Museum Way, parking lot.	Museum Way formerly was Autumn Street. Several historic buildings removed from north side of street ca. 2000.	NC site	–	parking lot	

0120-0406-0000	17 WAKEFIELD ST	1959	29	First Seacoast Bank	Mid-century Modern 1-story brick commercial building with glass curtain wall façade with aluminum framing and dark blue spandrel panels. Central entry is highlighted by projecting surround. Rear portion of the building is brick with aluminum windows. Ca. 2009 drive-through pavilion in rear with brick pillars and metal-clad canopy.	Historically the Grange Mutual Insurance Building (mislabeled in NR). 50+ years old since NR listing.	C	C (NC)	bank	4
0120-0408-0000	19 WAKEFIELD ST	1959	28	Rochester Revenue Offices	Mid-century Modern 1 -story commercial building featuring a veneer of randomly coursed stone and glass curtain wall construction on facade and north elevation. Rectangular windows have aluminum framing. Central door is oriented to the side. North corner is inset with overhanging flat roof canopy. Rear and south wall of brick.	Historically the Charles Varney Insurance Building. 50+ years old since NR listing	C	C (NC)	municipal	7
0120-0408-0000	23 WAKEFIELD ST	2005	–	Rochester Police Station	Modern Neoclassical: 2-story brick building with a projecting center pavillion featuring full-height engaged Ionic columns and a pediment containing the city seal of Rochester. Standing seam metal hipped roof. Windows are 2/2 fixed windows, and the entrance is surrounded by a large concrete wall with central, splayed staircase and ramp to the west. Composite trim, cornice and belt-course.	Non-contributing due to age	NC	–	municipal	8
0120-0408-0000	31 WAKEFIELD ST	1908	27	Rochester City Hall and Opera House	Neoclassical/Georgian Revival style public building. Red brick with granite trim, 3-stories, center entry, projecting central pavillion featuring a broken segmental pediment. Three round-headed two-story windows above. Smaller similar round headed windows characterize the upper story of the side bays. First story windows are rectangular, with stained glass transoms. Pavillion base is evenly-coursed granite, the upper portion and remainder of the facade is glazed red brick. Front entry contains new glass doors in bronzed aluminum frames. Roof line marked by fully-articulated classical cornice. Originally, the building had a two-stage tower above the central bay. Stone beltcourses delineate first and second stories. Detailing and fenestration on side elevations matches side bays of the facade. The ell has large second-story windows beneath semicircular brick arches. A rear addition has red brick with stone-colored glazed brick bands on the second and third floor levels, smaller rectangular windows with vertical glazed brick headers and a glazed brick base.	City Hall was designed by Boston architect George G. Adams. Construction was supervised by local builder Frank N. Blake. The estate of John McDuffee transferred his house to the City in 1896 and it was relocated onto Portland Street. The Rochester Opera House auditorium was restored in the 1990s.	C	C	municipal	10
0120-0408-0000	33 WAKEFIELD ST	1904	26	City Hall Annex	Romanesque: 2 1/2-story, brick block of rectangular proportions, topped by slate hip roof. Granite window lintels and sills, 2/2 replacement windows, paneled wood doors infill the 3 main openings on the first floor. Brackets under roofline, central tower has stickwork in the gable.	Rochester Fire House, remodeled as Police Station 1975. Restored 2017.	C	C	municipal	12
0120-0408-0000	37 WAKEFIELD ST	1975	–	Rochester Fire Station	Utilitarian brick 2 story building with flat roof and projecting corner towers. 5 garage bays on west elevation, 2 garage bays and entries on north elevation. On west elevation, second story has regularly spaced, paired casement windows above garage bays and 3-part windows with casements flanking fixed light on each story of north tower.	Noncontributing due to age, may contribute when 50+ years of age in 2025.	NC	–	municipal	14
0120-0420-0000	57 WAKEFIELD ST	1959	–	Grace Community Church	Mid-century modern church, 1-story brick building with large, double-height cross gables with wood-framed glass curtain wall resting on a random ashlar stone base in front and side gables. Rear gable has projecting central section with vertical stained glass panels. Wing addition on south side later altered to Colonial Revival style.	Built as Episcopal Church of the Redeemer, later the Marturia Presbyterian Church. Former site of Rochester High School (demolished 1939).	C	–	church	18
0120-0421-0000	45 WAKEFIELD ST	1977	–	Profile Bank	1970s Colonial Revival commercial: 1-story brick building with cross-gable roof and large chimneys. Entrance beneath a portico supported by paired columns. Brick quoins at the corners. 8/12 windows with black vinyl shutters. Vinyl siding in gable ends. Drive-through pavilion on north side.	Site of a house moved away in 1972. Non-contributing due to age. May contribute when 50+ years old in 2027.	NC	–	bank	16
0120-0422-0000	10 SUMMER ST	–	–		Vacant lot adjacent to bank parking lot	Site of historic building until 1970s	NC site	–	vacant lot	
0121-0009-0000	0 CONGRESS ST	–	–		Parking lot set back from street		NC site	–	parking lot	

0121-0010-0000	12-14 NO MAIN ST	1912	83	The Scenic Theatre	Vernacular Georgian Revival: 3-story commercial building with Georgian Revival motifs including splayed soldier brick lintels above the windows and a pressed metal modillion block cornice at the roofline. 1/1 replacement windows. Third-story windows of the north bay are round, 1/1 windows. Storefront retains original layout. Facade is rusticated brick.	The Scenic Theatre was built in 1912 and accommodated both plays and movies. Renovated in 2021-22 Scenic Salinger.	C	C	commercial	35
0121-0011-0000	16-22 NO MAIN ST	1920	84		Early 20th Century Commercial: 2-story, 5 bay facade, upper story rectangular replacement windows with transoms. South three bays (containing 16-20 No Main) have wood clapboards, wood sign panels and added pilasters on second floor and wood paneled storefronts. Two northern bays of facade were originally part of adjacent brick building of same period and match the brickwork at the second story level, with wood paneling at storefront level.		C	C	commercial	36
0121-0012-0000	26-28 NO MAIN ST	1870/1917	85	Snow Block	Georgian Revival: Existing 3-story brick facade was applied to a Second Empire block in 1917. Present facade consists of rectangular windows with transoms, topped by flat arches on the second story, and 1/1 sash and transom topped by a stone lintel course on the third story. 1917 datestone is centered above the center bay. Roofline is marked by corbelling and a projecting cornice, mansard roof extant on sides and rear behind brick parapet. Storefronts have full glass and metal framed windows and doors.	Was 26 No Main St. 22 North Main Street originally part of this block.	C	C	commercial	37
0121-0013-0000	32 NO MAIN ST	1920/1960	86		One story commercial, mid-20th century façade of metal framed display windows and modern square paneling across the cornice and brick base makes building appear as contemporary infill. Rear elevation has evidence of the original ca. 1920's structure.	Historically Carney Drugstore	C	C	performing arts center	40
0121-0014-0000	38-42 NO MAIN ST	1920	87		Early 20th Century Commercial: Brick, 2-story, 3-bay wide vernacular commercial building. Large rectangular windows with transoms and interior applied muntins across second story. Openings topped by splayed soldier brick lintels, stone sills below. A band of block brickwork, a pressed metal architrave, and a slightly projecting cornice articulate the roofline. Storefront altered with multi-light display windows, recessed center and side entries, and large sign panels between the brick piers.	Historically the Keefe Building	C	C	commercial	41
0121-0014-0000	44 NO MAIN ST	1840/1950	88		Attached to 42 Main. Original building set back from street behind 1-story 1950's storefront. Original vernacular, 2 1/2-story post and beam framed house is set gable end to the street. Some 6/6 sash survives on rear elevation. Walls covered with vinyl siding and trim, stucco on rear. Storefront has modern wood paneling and recessed center entry.	Historically Regis Fruit Store	C	C	commercial	42
0121-0015-0000	48-56 NO MAIN ST	1920	90		20th Century Commercial: 1-story brick commercial block adorned only by corbelling and simple cornice at roofline. Facade is glazed brick with a limestone band above the storefront level. Facade features five storefronts, one of which (50 North Main Street) is a notable example of 1940's Moderne design characterized by curved display windows and carrara glass. A 1-story brick addition extends to the rear.		C	C	commercial	44
0121-0016-0000	70 NO MAIN ST	1913	91	Rochester District Court	Neoclassical: 1-story 5x5 bay building with above ground lower level. Three center bays round-headed window and door openings on facade framed by Gibbs surround motif. Similar treatment is given to rectangular windows in outer front bays and on side elevations. Walls are of textured buff brick, with decorative patterns of contrasting darker brick near each corner. New doors inserted in lower part of entry, but multi-light window with wooden mullions remains in upper section of entry arch as well as in the two flanking bays. Flat roof with roofline marked by a heavy block cornice and brick parapet. Building rests high above ground coursed sandstone foundation. Cornerstone and United States Geological Survey benchmark on southeast corner. It contributes to both the aesthetics and functioning of the central business district.	Built as the Rochester Post Office in 1913 and remained in-town post office until 1985. Used by Rochester District Court since post office moved out.	C	C	Municipal	47



0121-0017-0000	90 NO MAIN ST	1974/2019	92	Citizen's Bank	1-story, gable-roofed brick building with brick veneer, multi-paned windows and neo-colonial ornamentation. Recent renovation with an gable-front addition on façade with wide, tapered pilasters and posts on entry porch. Small cantilevered canopy in rear. New cupola/clock tower, also altered fenestration and replacement windows on facade.	Historically Foster's Daily Democrat building. Renovated with addition in 2019. Noncontributing due to age and loss of integrity.	NC	NC	commercial	50
0121-0018-0000	106 NO MAIN ST	–	(93)		Parking lot, site of historic gas station demolished since NR listing.	Former site of Speedway Gas Station, built ca. 1930	NC site	NC site (C)	parking lot	
0121-0028-0000	48 NO MAIN ST	1890	98	Roberge Community Center	Late 19th Century Industrial: 1-story brick warehouse with exposed basement along western elevation due to sloping ground. 4 x 10 bays overall, windows are 8/8 double-hung in segmental arched openings, windows on north elevation have been infilled with brick. Low pitched gable roof, roofline embellished with corbelling. Tall rectangular chimney extends from southeast corner. Modern entrances on north and south elevations.	Used as the printing shop of the Wyandotte Worsted Company by 1925. May have previously been a wool storage facility of the Norway Plains Woolen Company. Renovated by the Rochester Housing Authority and dedicated to Mayor Roland Roberge in 1996.	C	C	municipal	43
0121-0029-0000	6 BRIDGE ST	1846-1860s	99	Wyandotte Mill Complex	Complex consists of 3 attached mid-19th century brick buildings of mill construction. The most northerly main building is 3 1/2-stories, 4 x 12 bays with a stair tower centered on the east elevation and a domed belfry. Portions of the water power system, and concrete sluiceways dating c. 1926 also survive along the river. The other two brick mill buildings, both three stories, are connected to the southern end of the main mill. All buildings have granite window lintels, with 12/12 replacement windows dating to conversion to housing in 1986. The two smokestacks historically located between the north building and the river have been removed.	Converted to housing by the Rochester Housing Authority in 1986	C	C	multi-family housing	67
0121-0032-0000	GAGNE ST/FOWNES MILL CT/RIVER ST	2008-2021	(101)		Recent construction-duplexes and new street. Industrial buildings demolished since NR listing.	Former site of Goodwin and Trask Box Factory, dam remnants still extant. Outside overlay district.	–	NC (C)	multi-family housing	71
0121-0361-0000	109 NO MAIN ST	1850	1	Watson House	Greek Revival; 2 story clapboard gable-front house, 2x4 bays, sidehall plan. House has paneled corner pilasters and the architrave and box cornice along the roofline are Greek Revival. Modern added dentils and modillion blocks on front. Bay window and porch added c. 1890. New fluted columns and denticulated and modillion block cornice on porch, new front door surround. The house sits close to the east bank of the Cochecho River.		C	C	residence single family	57
0121-0362-0000	107 NO MAIN ST	1845	2	Horne House	Greek Revival/Italianate; 2 1/2 story, 3 x 5 bay, sidehall plan. Recessed entry is flanked by sidelights, topped by wide architrave and bracketed hood. Paneled pilasters frame facade. Italianate features include cap moldings above 2/2 wood windows and a 3-sided bay window with rope molding above each sash. One story addition in rear.		C	C	mixed use	56
0121-0363-0000	105 NO MAIN ST	1800	3		Main structure is a 2 1/2-story residence with a steeply-pitched gable roof, cropped eaves, and narrow window openings with 6/6 sash. Wide aluminum siding conceals other details. Facade is hidden by a 2-story, 3-bay wide addition, c.1950, with vinyl siding, a pent roof over the first story and a flat parapet above the second story. Architecturally, the main block appears to be the earliest structure in the district, and one of the few early residences to survive.	Contributes for 2 1/2 story form, despite some loss of integrity.	C	C	residence multi-family	55

0121-0364-0000	103 NO MAIN ST	1820/1985	4	Dunlap House	Main structure is a 5 x 2 bay, 2 1/2-story residence, gable-roofed, clapboarded, with plain corner boards, a narrow architrave and shallow box cornice. Façade extensively remodeled in the 1980s to have cedar clapboards and a two story gabled entry feature with vertical siding and a windows topped by a semicircular window. Several additions in the rear.	Contains one of earliest extant residences in district, but completely remodeled. Noncontributing due to loss of integrity.	NC	NC (C)	commercial	54
0121-0366-0000	101 NO MAIN ST	1870	5		2 1/2-story, 3 x 2 bay residence with large, two-story rear addition, clad in vinyl siding. Two-story bay windows flank center entry. Circular two-story Colonial Revival portico at entrance has balustrade, brick pedestals and Doric columns. Portico relates to 1920s remodeling and conversion to a rooming house. Rear addition doubled the size of the original house. 2/2 replacement windows or fixed windows throughout. Early 20th century garage.		C	C	mixed use	53
0121-0367-0000	95 NO MAIN ST	1805/1920	6		Federal/Colonial Revival; 5 x 2 bay, 1 1/2-story Cape on granite block foundation. Updated in Colonial Revival Style ca. 1920. Entry flanked by half sidelights with leaded tracery, topped by louvered fan and sheltered by gabled Doric portico. Three gabled dormers centered on front roof slope. House also has interior end chimneys and enclosed porch on south elevation. Vinyl siding with vinyl shutters, 6/6 windows. Ell addition to the rear, hip-roofed shed in rear of property.	97 North Main	C	C	residence multi-family	52
0121-0368-0000	85-89 NO MAIN ST	1925	8	Colman Block	Early 20th Century Commercial: 1-story brick building characterized by three storefronts with recessed central entries. Wood panels remain beneath each window, wood cornice and molding above the storefronts wraps the building. Roof line over facade is articulated by stepped parapet motif and inscription stone reading "Colman Block." It originally housed the grocery store of Charles Colman. There is another intact storefront at the northeast corner of the building.	Was 93 North Main	C	C	commercial	49
0121-0368-0000	4-6 UNION ST	1960	8a		Brick clad commercial block. 2-story wood-frame building with brick veneer façade extending back one bay, rear of building wood framed and clad in vinyl siding. Aluminum framed storefront with recessed entry, secondary entry on north end. Second floor has 1/1 windows and a triple-mulled window in the north bay, brick soldier course above windows and at flat roofline. Overhanging, infilled porch on rear elevation.		C	C	commercial	59
0121-0368-0001	91 NO MAIN ST	1895	7		Late Victorian Commercial; 2-story commercial block distinguished by bracketed cornice and two bay windows on second story. First story consists of storefront with recessed central entry flanked by plate glass windows in wooden frames, wood shingles above the storefront windows. Walls have aluminum siding. Windows are 1/1 replacements, with full fixed glass in the center of the bay windows.	Was 95 North Main	C	C	commercial	51
0121-0369-0000	73-77 NO MAIN ST	1901	10	Hartigan Block	Late Victorian Commercial: 3-story brick commercial block, 6-bay wide facade framed by brick piers. Roofline accentuated by arched corbelling and pressed metal cornice. Top story has three groups of paired, round-headed windows with brick hoods and stone sills, second story has low arched windows with splayed soldier brick lintels and stone sills. Original 1/1 windows have been removed, boarded from the interior. An inscription stone reading "19 Hartigan Block 01" is centered on facade. Two storefronts are focused around a trio of recessed entries to two stores and upper floors. Storefront design consists of plate glass windows in wood frames, topped by transoms, flat sign band. Modern metal and glass entry doors. Painted mural on first story level of north elevation.	Was 85 North Main. Building was erected to house produce business of Patrick H. Hartigan.	C	C	commercial	48
0121-0370-0000	65-71 NO MAIN ST	1893	11	Elm Block	Late Victorian Commercial: 3-story brick commercial block, 8 bays wide. Rectangular windows have 1/1 replacement sash, rock-faced lintels and tooled sills. Brick corbelling articulates the roofline, two sawtooth brick stringcourses ornament the facade, flat metal parapet cap. The 8 bay facade is symmetrical, and within the upper stringcourse is a place for an inscription stone, since removed. The three storefronts have all been altered with new glass and wood paneling but retain the layout of recessed entries. Height of roofline steps down toward the rear, three entrances on rear elevation have modern glass and metal doors.	The building was later known as the Grange Block and housed the Grange Hall. Was 67-71 North Main	C	C	commercial	46

0121-0371-0000	59-63 NO MAIN ST	1940	12		2-story, 5-bay wide commercial block, aluminum siding obscuring any details or cornice. Brick addition at the rear with a tall chimney at the northeast corner. Storefront has been altered recently, consists of sliding display windows flanking recessed central entry covered by a flat metal canopy. Storefront corners of brick with flat paneling with flat wood trim. All second story windows are 1/1 vinyl replacements. Outdoor restaurant seating on Factory Court.	50+ years old now, two story commercial block form contributes to district, otherwise low integrity.	C	C	commercial	45
0121-0372-0000	55 NO MAIN ST	1930	(13)		Site of Hoffman Block demolished 2022, under redevelopment.	Demolished building was ca. 1930 Art Deco style, single-story commercial building of concrete block with sculptured concrete facade featuring fluted piers, buff brick and bas-relief ornamentation. Only Art Deco style building in district.	NC (C)	NC (C)	vacant	
0121-0373-0000	45 NO MAIN ST	1870	(14)	Chesley Building	Site of Chesley Building demolished 2022, under redevelopment.	Although altered, the demolished building was one of the few vestiges of commercial Italianate architecture in the district. 2-story commercial building, original paneled pilasters and cornice with modillion blocks and paired console brackets.	NC (C)	NC (C)	vacant	
0121-0374-0000	31-43 NO MAIN ST	1960	15		1-story concrete block commercial building with five individual storefronts on facade. Each has a recessed entry with a brick base at the storefront with varying treatments above. #31 has original glass and aluminum storefront, pent roof, vinyl shingles above. #33 has a taller façade and parapet height with a gabled, vertically paneled upper level surrounded by slate singles, large square display windows below. #37 each have different color and texture of brick facades with central entries in the storefronts. #43 has aluminum storefront and side entry but original buff brick above.	Reached 50+ years since NR listing.	C	C (NC)	commercial	39
0121-0375-0000	27 NO MAIN ST	1825	16	The Brick Store	Greek Revival: 2 1/2-story commercial block, gable end to the street. Corbelled brick cornice is concealed by recent wooden architrave, but cornice returns are exposed. Facade now has two plate glass windows with transoms on second story altering original 4-bay design. A tripartite window remains in gable end. Storefront has been altered with plate glass and wood paneling beneath flanking recessed entry. Applied metal sign band obscures any details above storefront. Roof has slate sheathing. Rear has 1/1 replacement windows with granite headers, one-story ell addition.	This building is reputedly the earliest surviving commercial building and one of two that relate to the original development of the present commercial center. Was 29 North Main.	C	C	commercial	38

0121-0376-0000	1-21 NO MAIN ST	1902/1908	17	Dodge Block	Panel Brick Commercial: 2-story brick commercial building, 10 x 13 bays, primary elevations facing both streets. Brick piers and ornamental corbelling highlight both main elevations. The second story has 1/1 replacement windows, with panels at transom level. All have rockfaced granite lintels and are joined by a stone sill course. A pressed metal cornice with blocks and dentils marks the roofline. Storefronts on the south and west elevations were modified in the early 1980s when a bank occupied the first story. Changes included round headed entrance arches at the corners with rectangular, fixed windows between. Original arched entrance at north corner of west facade has stone voussiors on brick piers. A metal sign band wraps both facades.	Woolworths had occupied this space since 1916. This building replaced the Dodge Hotel which burned in 1902. The present structure was originally three stories, and housed the Norway Plains Savings Bank and the Rochester Telephone Company. The Masonic Hall was on the third story until 1908 when fire gutted most of the building and the third story was removed.	C	C	commercial	32
0121-0376-0001	14 WAKEFIELD ST	–	(18)		Parking lot site of diner removed since NR listing.	Former site of Harold's Diner ca. 1935	NC site	NC site (C)	parking lot	
0121-0377-0000	16 WAKEFIELD ST	1860	19	Dodge House/Sarah A. Howe House/The Ivy/People's Building & Loan Association	Greek Revival: 2 1/2-story, 5x2 bay brick house w/1-story brick ell. Heavy brick architrave at roofline. Paired interior chimneys at the south end. Upper story and side elevations have 1/1 windows with rectangular granite lintels. First story facade now has bow-front casement windows on either side of the entrance, new Neoclassical entry with transom and 1/2 sidelights. Added 1 1/2 story wood-shingled rear ell with 1/1 replacement windows.	Long-time ownership by three generations of the Dodge family, owners of the nearby Dodge Hotel. Initially rental property, then owner occupied, then boardinghouse, before acquisition by bank 1937	C	C	residence multi-family	3
0121-0378-0000	18 WAKEFIELD ST	1890	20	Dr. Ray House	Queen Anne: Awkwardly massed residence notable for its overscaled front polygonal bay. Corners detailed with slender pilasters supporting an architrave and box cornice. Windows are 2/2 sash with storm windows. Window surrounds are plain, molded window caps with a scalloped bottom edge. A brick veneer has been applied to first story of facade, which is squared and has a multi-light bay window and an entry flanked by fluted pilasters. Rear entry screened by gabled hood supported by simple angled brackets.	Built between 1887-1892	C	C	mixed use	5
0121-0378-0001	18 WAKEFIELD ST REAR	1925	21	Barker's Court	Craftsman two-family: 2-story, gable front, 3x2 bay clapboarded residence with simple cornerboard trim and 2/1 window sash. 2-story porch at entrance on north elevation. Sits on rock-faced concrete block foundation.	Replaced barn on this site 1925-1949	C	C	residence multi-family	6
0121-0379-0000	24 WAKEFIELD ST	1830/1920	22	Betsy Pinkham Lyman House	Colonial Revival: Originally a 5 x 2 bay Federal Style cape, this house was remodeled 1914-1925 to its present Dutch Colonial Revival appearance. The cut granite block foundation indicates the initial period of construction. It is now a 2-story, gambrel-roofed, clapboarded building. Windows are 6/6 sash with storms. Ocular window in the peak of each gable end. The entry is screened by a gabled portico with simple columns. Door is flanked by 1/2 sidelights and topped by a blind louvered fan.	Betsy Pinkham Lyman was a teacher in the Rochester schools. The rebuilding was done by the Linscott family who lived in the house next door.	C	C	offices	9
0121-0380-0000	32 WAKEFIELD ST	1905	23	Albert Linscott House	Colonial Revival: 2 1/2-story, 3 x 5 bay, clapboarded house of rectangular proportions with a truncated hip roof. Palladian window in center bay highlights second story, gabled dormers on front (east) and side roof slopes. Facade also has a polygonal bay in northern bay and semi-circular bay on southeast corner. 1/1 windows throughout except for 6/1 windows in 3rd story dormers. Wraparound veranda with paired Doric columns and balustrade shelters front, south side 1st story. Granite curbstones run along sidewalk. Midcentury 2-story addition on 2-story rear ell has areas of 3 x 3 rectangular awning windows. Former garage at rear altered with stucco siding and modern entrance and display glass infill.	Albert Linscott was the owner of the Linscott Shoe Company	C	C	offices	11



0121-0382-0000	36 WAKEFIELD ST	1890	24	W.S. Standley House	Queen Anne: 2 1/2-story, bent house (cross-winged house). Front wing w/polygonal bay window topped by square bay in gable which has tooled Queen Anne/Stick Style raking cornice. Flared sections of bays, and all exterior walls have several bands of patterned shingles including staggered-butt, diamond and sawtooth shapes. All windows have 1/1 Queen Anne sash with colored lights around the perimeter of the upper pane. First story windows have shingled window hoods. A 2 x 1 bay porch along the south side of front wing shelters the entry. The porch features turned posts, balustrade and scroll-sawn valencing. Narrow, 2-story ell with shed roof on rear has ramp to full porch with turned columns and ballusters.	Built 1887-1892. Owned by W.S. Stanley, and later by Dr. Forrest Keay, a prominent Rochester physician, before being used for professional offices.	C	C	offices	13
0121-0383-0000	40 WAKEFIELD ST	1850	25	J. Richardson/C. K. Sanborn House	2 1/2-story, 5x3 bay house with large rear ell addition. Center entry has replacement door flanked by 1/2 sidelights, sheltered by 20th-century gabled porch. Aluminum siding and vinyl shutters obscure any surviving detail. Added exterior chimney. Large rear ell addition, 5 bays deep, gabled and flat roof, and rests on a brick but mostly poured concrete foundation. Second story over hangs first on the north elevation.		C	C	offices	15
0121-0384-0000	50 WAKEFIELD ST	1967/2005	-	Gulf Station	1-story concrete-block rectangular service station, set back from the street, surrounded by asphalt pavement. 3 large garage bays w/overhead garage doors occupy south part, office w/plate glass windows & metal and glass entry door occupies north part. Vertical metal paneling on walls and fascia, above a squared granite block base. Rear of building plain concrete block. Remodeled early 2000s with removal of older part of building at north end, new siding and storefront.	Garage non-contributing due to loss of integrity. One-story commercial form and open parking characteristic of mid-20th c. Houses on site until 1960s.	NC	-	commercial - automotive	17
0121-0385-0000	64 WAKEFIELD ST	1837	-		Second Empire: 2x3 bay, 3 story bell cast mansard roof house with a slate roof and 3-story polygonal bays on façade, south side. Vinyl siding obscures much of the detail, except spandrel band detailed w/engaged balusters on polygonal bays between first and second stories. Entry portico has brackets and scrollwork supported by replacement Tuscan columns. Granite foundation blocks and carved granite steps leading to entry portico. 2/2 windows with storms. 2-story ell on rear has porches on either side. Modern 2-car gable front garage in rear.		C	-	residence single family	20
0121-0386-0000	60 62 WAKEFIELD ST	1969/1990	-		1-story, flat-roofed brick and concrete block commercial building. Facade remodeled late 20th century including stuccoing over brick on facade. Building sited at rear of lot, w/surface parking covering the rest of the lot, out to the streets. Large gabled portico supported by stuccoed columns screens off-center entrance, flanked by a full-width flat-roofed portico supported by square metal posts and a high parapet. Below, full-height storefront windows span much of the facade. Rear portion of building constructed of, front section brick and stucco. Vacant.	Storefront appears to lack integrity for the 1969 period. Non-contributing due to lack of integrity.	NC	-	commercial	19
0121-0387-0000	0 WAKEFIELD ST	-	-		Parking lot of 60-62 Wakefield	Parking lot since 1970s, building on site before that	NC site	-	parking lot	
0121-0389-0000	24 UNION ST	1934	-		Colonial Revival: 2 1/2-story, 3x2 bay residence with a side gable roof, 1-story addition to the north side. Entry porch has turned columns supporting a gabled portico with an arched ceiling. First-story facade has original 8/1 window flanked by 4/1 windows; elsewhere windows are 1/1 vinyl replacements. House has vinyl siding and shutters, rear deck.		C	-	residence	66
0121-0390-0000	22 UNION ST	1900	-	Hervey's Tire Shop	2-story commercial building with added brick façade and south elevation wrapping around an earlier wood-framed, hip-roofed structure, visible above the parapet. Older building is clad in vinyl siding on the north elevation. Façade has a storefront and garage door on the first story and lintels with sandstone keystones and corner blocks and brick soldier lintels; 1/1 single, double, and triple vinyl windows with awnings on second story. 3-bay, 1-story brick garage building located immediately to south. 1-story addition with multiple garage bays, clad in vinyl siding, at the rear of the main building.		C	-	commercial	65

0121-0391-0000	16 UNION ST	1881	–		1 1/2-story, 5x2 bay residence with side gable roof and paired shed dormers on front slope. Center entry has a hipped portico supported by turned columns. Enclosed side porch with secondary entry on south elevation. Vinyl siding, replacement windows. Modern single car garage in rear.		C	–	residence	62
0121-0392-0000	14 UNION ST	1881	–		1 1/2-story altered duplex with mansard roof and rear additions. Mid-century updates include wrought-iron posts with scrollwork supporting full-width front porch, wood front doors with small staggered windows, and poured concrete front steps and stoop. Sheet metal bell cast mansard roof topped by standing seam metal hip roof. First story and rear additions clad in vinyl siding. 1/1 vinyl replacement windows in second-story segmentally arched dormer windows, added polygonal oriel on facade, small awning windows on south elevation, attached garage in rear. Mansard roof, front porch and double front entries are the only character-defining features.		C	–	residence mult-family	61
0121-0393-0000	12 UNION ST	1880	8b		2-story commercial block with modern, full-height storefront windows on first story screened by recently added canvas awning porch. Added shed-roofed side porch. Original trim details, including larger bracketed cornice on parapet covered in white vinyl siding. Second-story windows are 6/6 vinyl replacements, first-story side windows infilled with vinyl siding. Textured concrete block foundation, rear addition on poured concrete foundation.	Building moved c. 1930 as suggested by foundations. Original location across the street. Originally a saloon, then Fifields Printing Company, now a comedy club.	C	C	commercial	60
0121-0395-0000	23 UNION ST	–	–		Parking lot for 40 Wakefield Street.	empty lot many years	NC site	–	parking lot	
0121-0396-0000	21 UNION ST	1900	–		2 1/2-story end-gable sidehall entry house on rusticated concrete block foundation with rear ell, and large, 2-story rear addition. Attached to 19 Union. Clad in vinyl siding, vinyl trim obscures any original details. A few 6/1 wood sash windows but mostly 1/1 replacement windows, lunette window in the gable. T-111 siding on rear (east) elevation. Attached garage on southeast corner. Original form and fenestration pattern of the house are the only character-defining features.		C	–	residence	64
0121-0397-0000	19 UNION ST	1946, 1960	–	Union Street Antiques	1-story commercial brick building with aluminum storefront windows and short mansard roof. Connected to a 1 1/2-story, 5x2 bay gabled building in the rear (east), clad in vinyl siding and brick piers flanking the central entrance. 1-story brick connector with an additional entrance connects the building to neighboring 21 Union Street on the north side.	Historically Therrien's Furniture	C	–	commercial	63
0121-0398-0000	11 BARKER CT	1890	–		Site of 2 1/2-story residence, demolished in 2022 for parking.	Former 2 1/2-story residence, remodeled as apartments. 3 entry doors on façade within front porch. Side gable roof with 2 gabled dormers on front roof slope, 2-story flat roofed rear addition. Large picture windows second story façade, 1/1 replacement windows first and second stories, early 2/2 windows attic story. Vinyl siding and trim, vinyl shutters. Retains some original overall form with porch and dormers.	NC	–	vacant	
0121-0399-0000	NO MAIN ST	–	(9)		Small park, site of mid 20th century building demolished since NR listing. Now part of large Factory Court parking area parcel and adjacent street.	Formerly site of W.T. Grant's built ca. 1957 demolishd ca. 1990s	NC site	NC site (NC)	parking lot	

0121-0399-0000	6 BARKER CT	–	–		Parking lot bounded by Union Street, Barker Court, Factory Court	Historically rear of W.T. Grant Co. department store and parking lot	NC site	–	parking lot	
0121-0400-0000	8 BARKER CT	–	–		part of parking lot, rear of 55 No Main		NC site	–	parking lot	
0125-0001-0000	90 SO MAIN ST	1971	62		1-story, flat-roofed commercial structure with partially above ground lower story. Brick walls with thin perpendicular projecting piers creating regularly spaced bays. Fixed, tinted windows fill the bays on the south facade and east and west entry facades. Vertical metal paneling around roof edge.	Historically Kendall Insurance Building, reached 50+ years since NR listing.	C	C (NC)	commercial	104
0125-0001-0000	94 SO MAIN ST	–	(63)		Site of mid 20th century building demolished since NR listing - now part of parking lot	Formerly site of Kendall Real Estate Building, 94 So Main St, built ca. 1968	NC site	NC site (NC)	parking lot	
0125-0004-0001	104 SO MAIN ST	1996	(65)	Walgreen's	Late 20th century 1-story commercial building with flat roof, brick lower walls and tall, stuccoed upper wall/parapet. Drive-through pavilion attached to northeast corner.	Replacement building, former site of Wallace Shoe Factory, 100 So Main St, gone since NR listing. Outside Overlay District.	–	NC (C)	commercial	106
0125-0004-0002	110 SO MAIN ST	1997	(65)	People's United Bank	Late 20th century 1-story commercial building with hipped roof, textured CMU block walls, set back from the road. Centered entry has aluminum-framed doors and storefront windows beneath an arched canopy. 4-lane drive-through pavilion on southeast corner. On rear parcel are five one-story metal flat-roofed self-storage buildings.	Former site of Wallace Shoe Factory, 100 So Main St. Site of historic building gone since NR listing. Outside Overlay District.	–	NC (C)	commercial	107
0125-0005-0000	114 SO MAIN ST	–	(66)		Site of diner demolished since NR listing - now part of driveway for 116 South Main Street.	Former site of Leo's Diner. Outside Overlay District.	–	NC site (C)	vacant land	
0125-0006-0000	116 SO MAIN ST	1850	67	Workers' Tenement	Greek Revival/Italianate: 2 1/2-story, 6x2 bay workers' tenement, clapboarded, with side gable roof. Box cornice features distinctive brackets with pendant drops at outer ends. Identical brackets appear on a cornice above the double central entry. Windows are 6/6 vinyl replacements, walls have plain corner trim. A 2-story flat-roofed addition traverses entire rear elevation. An enclosed porch spans the south side. Exterior is in excellent condition and all original details survive except for doors and windows.	Excellent example of 19th century workers' tenement housing. Outside Overlay District.	–	C	residence multi-family	108
0125-0181-0000	1 KNIGHT ST	1998	–		Modern convenience store on the parcel is outside the local Overlay District. Parking area adjacent to Odd Fellows Block (95 South Main) is within the district.		NC	–	parking lot	
0125-0182-0000	95 SO MAIN ST	1875/1990	68	Odd Fellows Block	Late Victorian Commercial: 3-story, 8x4 bay, brick block with shallow hip roof. Ca. 1990 renovation with 4-story brick addition to the south, connected by a narrow glass atrium containing the main entrance. Original cast iron storefronts have been replicated in wood, removing doors in recessed entries and replacing with storefront windows, transom panels. Upper story windows and taller third story windows have fixed glass with minimal frames. The windows are all topped by brick hood molds. Windows on south elevation have been infilled with brick. Roofline is accentuated by brick corbelling. Addition continues similar storefront design on first floor, square 4-light fixed windows on second floor, and tall, arched windows spanning the third and fourth floors with spandrel panels at the floor level.	Renovated with addition ca. 1990	C	C	offices	105
0125-0202-0000	87 SO MAIN ST	–	(69)		Vacant lot site of historic house demolished since NR listing.	Former site of the Watson House, demolished ca. 2000	NC site	NC site (C)	vacant greenspace	

0125-0203-0000	83 SO MAIN ST	1986	(70)	Service Credit Union	1-story commercial building surrounded by surface parking. Walls of brick and concrete/stucco panels, standing-seam mansard roof wrapping the front and side elevations. Aluminum-framed storefront windows and entry, drive-through window on the south elevation.	Former site of 1950 Caron's Mobile Station non-contributing in 1983. Rebuilt or remodeled after NR listing, renovated ca. 2020.	NC	NC	bank	102
0125-0204-0000	77 SO MAIN ST	1976	71	Friendly's Family Restaurant	1 1/2-story gable-roofed, brick commercial building. First floor window openings boarded over, clapboards in lower sections as well as in gable ends. Was Colonial Revival style w/2 gabled, multilight dormers on the façade and centrally placed, decorative cupola with vents and metal, pointed cap. Renovated in 2022. Dormers, cupola, original wood windows removed.	Was Friendly's chain restaurant. NC due to age.	NC	NC	commercial	101
	NO MAIN ST OVER COCHECO RIVER	1883/2012	94	North Main Street Bridge	Stone Arch Bridge: Stone arch bridge with three 36'8" span parabolic arches. Overall length 123'. Built by local stone mason Silas Hussey, this is one of the few stone bridges in southeastern New Hampshire. Stone arch bridges are rare throughout the state. Superstructure rebuilt 2012.	Outside Overlay District.	–	C structure	bridge	58
	BRIDGE ST OVER COCHECO RIVER	1995	96	River Street Bridge	Adjacent to the Wyandotte complex, the site of an earlier bridge with three granite piers. Current replacement bridge with steel plate girder with concrete abutments built in 1995.	Site of ca. 1870/1940 bridge. Outside Overlay District.	–	NC structure (C)	bridge	68
	COCHECO RIVER	1926	97	Lower Dam, Cochecho River	Concrete Dam: Parabolic-faced poured concrete dam, built c. 1926 by the Wyandotte Worsted Company. Head gate machinery from the Holyoke Machinery Company is intact at the eastern end. This dam also utilizes a dam site first developed in the late 18th century.	Outside Overlay District.	–	C structure	dam	69
	COCHECO RIVER	1926	95	Upper Dam, Cochecho River	Concrete Dam: "V"-shaped poured concrete dam built c. 1926 by Wyandotte Worsted Company; used to provide power to adjacent upper mill (no longer extant). Portions of eastern end are remnants of a 19th century stone dam. Vestiges of head gates and machinery are still intact within this section. The dam utilizes one of the original water power sites developed in the 18th century.	Outside Overlay District.	–	C structure	dam	70
	PORTLAND ST	–	(76)		Extension of Portland Street, site of historic house demolished since NR listing.	Formerly W. Wentworth House at 55 So Main St	NC site	NC site (C)	street	



**Appendix B: Photographs**

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*Photo 1) 1 Wakefield Street, looking northeast*



*Photo 2) 2 Wakefield Street, Parson Main Statue in Central Square, looking west*



*Photo 3) 16 Wakefield Street, looking northeast*



*Photo 4) 17 Wakefield Street, looking northeast*





*Photo 5) 18 Wakefield Street, looking southwest*



*Photo 6) 18 Wakefield Street Rear, looking southwest*



*Photo 7) 19 Wakefield Street, looking northeast*



*Photo 8) 23 Wakefield Street, looking southeast*





*Photo 9) 24 Wakefield Street, looking northwest*



*Photo 10) 31 Wakefield Street, City Hall and Opera House, looking northeast*





*Photo 11) 32 Wakefield Street, looking west*



*Photo 12) 33 Wakefield Street, City Hall Annex, looking east*



*Photo 13) 36 Wakefield Street, looking northwest*



*Photo 14) 37 Wakefield Street, Rochester Fire Department, looking southeast*





*Photo 15) 40 Wakefield Street, looking southwest*



*Photo 16) 45 Wakefield Street, looking east*





*Photo 17) 50 Wakefield Street, looking southwest*



*Photo 18) 57 Wakefield Street, looking east*



*Photo 19) 60-62 Wakefield Street, looking southwest*



*Photo 20) 62 Wakefield Street, looking west*





*Photo 21) 69 Wakefield Street, looking northeast*



*Photo 22) 73 Wakefield Street, looking northeast*



*Photo 23) 74 Wakefield Street, looking southwest*



*Photo 24) 77-79 Wakefield Street, looking southeast*





*Photo 25) 78 Wakefield Street, looking southwest*



*Photo 26) 81 Wakefield Street, looking northeast*





*Photo 27) 82 Wakefield Street, looking northeast*



*Photo 28) 84 Wakefield Street, looking southwest*



*Photo 29) 86 Wakefield Street, looking, southwest*



*Photo 30) 90 Wakefield Street, looking west*





*Photo 31) 94 Wakefield Street, looking southwest*



*Photo 32) 1-21 North Main Street, looking north*



*Photo 33) 2-6 North Main Street, looking west*



*Photo 34) 10 North Main Street, looking southwest*





*Photo 35) 12-14 North Main Street, looking southwest*



*Photo 36) 16-22 North Main Street, looking southwest*





*Photo 37) 26-28 North Main Street, looking southwest*



*Photo 38) 27 North Main Street, looking northeast*



*Photo 39) 31-43 North Main Street, looking northeast*



*Photo 40) 32 North Main Street, looking southwest*





*Photo 41) 38-44 North Main Street, looking southwest*



*Photo 42) 44 North Main Street, looking south*



*Photo 43) 48 North Main Street, looking east*



*Photo 44) 48-56 North Main Street, looking southeast*





*Photo 45) 59-63 North Main Street, looking northeast*



*Photo 46) 65-71 North Main Street, looking northwest*





*Photo 47) 70 North Main Street, looking west*



*Photo 48) 73-77 North Main Street, looking northeast*



*Photo 49) 85-89 North Main Street, looking north*



*Photo 50) 90 North Main Street, looking south*





*Photo 51) 91 North Main Street, looking north*



*Photo 52) 95 North Main Street, looking north*





*Photo 53) 101 North Main Street, looking northeast*



*Photo 54) 103 North Main Street, looking northeast*



*Photo 55) 105 North Main Street, looking northeast*



*Photo 56) 107 North Main Street, looking northeast*





*Photo 57) 109 North Main Street, looking northeast*



*Photo 58) North Main Street Bridge, looking northwest*





*Photo 59) 4-6 Union Street, looking west*



*Photo 60) 12 Union Street, looking north*



*Photo 61) 14 Union Street, looking north*



*Photo 62) 16 Union Street, looking north*





*Photo 63) 19 Union Street, looking north*



*Photo 64) 21 Union Street, looking southeast*





*Photo 65) 22 Union Street, looking west*



*Photo 66) 24 Union Street, looking west*



*Photo 67) 6 Bridge Street, looking west*



*Photo 68) Bridge Street Bridge, looking west*





*Photo 69) Lower Dam, Cocheco River at Bridge Street, looking northwest*



*Photo 70) Upper Dam, Cocheco River at Bridge Street, looking west*





*Photo 71) Fownes Mill Court, site of former Box Factory, looking southwest*



*Photo 72) 7 Hanson Street, looking southeast*



*Photo 73) 29 (left) and 19 (right) Hanson Street, looking south*



*Photo 74) 41 Hanson Street, looking southeast*





*Photo 75) 45 Hanson Street, looking southeast*



*Photo 76) 47 Hanson Street, looking southeast*





*Photo 77) 50 Hanson Street, looking northeast*



*Photo 78) 52 Hanson Street, looking north*



*Photo 79) 51-53 Hanson Street, looking south*



*Photo 80) 58 Hanson Street, looking north*





*Photo 81) 60 Hanson Street, looking west*



*Photo 82) 61 Hanson Street, looking south*





*Photo 83) 10 (left) and 18 (right) South Main Street, looking east*



*Photo 84) 19-21 South Main Street, looking northeast*



*Photo 85) 22 South Main Street, looking northeast*



*Photo 86) 34 South Main Street, looking northeast*





*Photo 87) 34 (left) and 36 (right) South Main Street, looking northeast*



*Photo 88) 39 South Main Street, looking southwest*





*Photo 89) 42-50 South Main Street, looking northeast*



*Photo 90) 54 South Main Street, looking east*





*Photo 91) 58 South Main Street, looking northeast*



*Photo 92) 59 South Main Street, looking south*





*Photo 93) 60 South Main Street, looking east*



*Photo 94) 62 South Main Street, looking northeast*





*Photo 95) 63 South Main Street, looking south*



*Photo 96) 65 South Main Street, looking southwest*



*Photo 97) 66 South Main Street, looking northeast*



*Photo 98) 68 South Main Street, looking north*





*Photo 99) 69 South Main Street, looking west*



*Photo 100) 74 South Main Street, looking northeast*





*Photo 101) 77 South Main Street, looking south*



*Photo 102) 83 South Main Street, looking southwest*



*Photo 103) 86 South Main Street, looking north*



*Photo 104) 90 South Main Street, looking north*





*Photo 105) 95 South Main Street, looking southwest*



*Photo 106) 104 South Main Street, site of former Wallace Shoe Factory, looking north*





*Photo 107) 110 South Main Street, site of former Wallace Shoe Factory, looking northeast*



*Photo 108) 116 South Main Street, looking north*



*Photo 109) 48 Portland Street, looking west*



*Photo 110) 109 Portland Street, looking south*





*Photo 111) 112 Portland Street, looking north*



*Photo 112) 113 Portland Street, looking south*





*Photo 113) 5-7 Dreyer Way, looking south*



*Photo 114) 1 Winter Street, looking northeast*