

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Philmont Historic District  
other names/site number \_\_\_\_\_  
name of related multiple property listing N/A

### Location

street & number Ark St., Band St., Block St., Canal St., Church St., Columbia Ave.,  
Eagle St., Ellsworth St., Elm St., Garden St., Main St., Maple Ave.  not for publication  
city or town Philmont vicinity \_\_\_\_\_  
state New York code NY county Columbia code 021 zip code 12565

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
\_\_\_ national \_\_\_ statewide X local  
R. David Mackay 12/5/2023  
Signature of certifying official/Title Date  
PSMAD  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:  
\_\_\_ entered in the National Register \_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_  
Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
344	90	buildings
3	0	sites
2	1	structures
3	1	objects
<b>352</b>	<b>92</b>	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC; COMMERCE/TRADE; SOCIAL;  
GOVERNMENT; RELIGION; RECREATION;  
INDUSTRY

**Current Functions**

(Enter categories from instructions.)

DOMESTIC; COMMERCE/TRADE; SOCIAL;  
GOVERNMENT; RELIGION; RECREATION

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

GREEK REVIVAL; ITALIANATE; QUEEN ANNE;  
LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> C. REVIVALS;

**Materials**

(Enter categories from instructions.)

foundation: STONE, BRICK, PARGED  
walls: BRICK, STONE, WOOD, PARGED,  
SYNTHETIC  
roof: SLATE, ASPHALT, METAL, SYNTHETIC  
other:

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County and State

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Philmont Historic District is located within the Town of Claverack in the north central section of Columbia County, New York. The village aligns with Agawamuck Creek, which was harnessed for its potential waterpower by 1850 via an ambitious power canal supplied by the water drawn off Summit Lake just above the dam at High Falls. By 1852, the mill village was connected to New York City to the south and the Albany—Boston rail corridor to the north by the New York & Harlem Railroad. The intersection of reliable and abundant waterpower and a railroad was exploited mainly by straw paper and hosiery manufacturers for several decades. The district includes 342.82 acres within the village and was developed in sections along Main Street adjacent to the power canal and a smaller commercial and residential section near the railroad intersection. Sections of the village's historic area represent different periods and types of development. Residential neighborhoods comprise the largest part of the historic district and illustrate mainly vernacular interpretations of styles popular from the early 1800s to the mid-1900s. These areas of Philmont are best understood for their association with the rapid industrial development of the village inaugurated in the 1850s and that peaked in the late 1880s.

The district retains its distinctive sense of place as a factory-built village with a varied representation of architectural styles and building types. Residences from the nineteenth century include mainly wood-frame houses designed for every socio-economic level and occupying similarly sized village lots. There are a handful of high-style residential examples with Italianate and late Victorian eclectic style designs on much larger lots. Streetscapes within the district preserve variable, but generally good, historic integrity in terms of setting, location, design, workmanship, and feeling. Exterior surface renovations using non-historic materials popular in the 1950s and 1960s are common on some frame houses.

The Philmont Historic District consists of: 344 contributing primary buildings, 138 contributing outbuildings, 90 non-contributing buildings, 49 non-contributing outbuildings, 3 contributing sites, 3 contributing objects, 1 non-contributing object, 2 contributing structures, and 1 non-contributing structure. There are no properties previously listed in the National Register of Historic Places within the village.

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### **Narrative Description**

The Village of Philmont is in the northeast section of the Town of Claverack in Columbia County and is nearly centered within the overall county. Columbia County spans an area roughly 20 miles wide ranging from the east bank of the Hudson River (less than 50' above sea level at the river port of the City of Hudson) to the Massachusetts state line, where the rounded ridges of the High Taconic Hills rise to nearly 2,000 feet. The Taconic Range trends southwest to northeast and straddles the northwestern corner of Connecticut, the western border of Massachusetts, and the southwestern corner of Vermont. The range is considered part of the Appalachian Mountain Chain.

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Land in the Town of Claverack ascends gently to Kinderhook Creek in low, rolling hills to about 300 feet. That contour marks the eastern edge of a glacial feature called Lake Albany that once filled the Hudson Valley lowlands and spanned the area flanking both banks of the present river. East of the ancient lake's shoreline, the Low Taconic Hills rise gradually to roughly 600 feet where the Chatham Fault, a generally north-south feature, forms a fall line more than 100 feet tall. The water in streams flowing westward from the High Taconics, drop through steep ravines carved in the sedimentary rock along the fault line in rushing cascades. Numerous small streams on the west-facing slopes in Columbia County eventually join one of its three main streams, called Kinderhook, Claverack, and Copake Creeks.

The Village of Philmont centers on High Falls, a cascade at about 500 feet above sea level on Agawamuck Creek (a.k.a. East Creek), a principal tributary of Claverack Creek. High Falls drops about 150 feet to a pool; the creek then descends nearly 100 feet more over three-quarters of a mile through the central section of the Town of Claverack. North, or Squampemick, Creek, which rises in the Town of Ghent, joins Agawamuck Creek in the Hamlet of Mellenville (280 feet above sea level), which abuts the western boundary of Philmont. From that confluence, Claverack Creek begins a meandering westward descent to its confluence with Kinderhook Creek north of the City of Hudson.

The Village of Philmont lies in the Town of Claverack, which is named for the south part of Rensselaerwyck, or Rensselaer Manor.<sup>1</sup> This manor, which extended several miles east and west of the Hudson River on land now encompassed by Albany and Rensselaer counties and parts of Columbia and Greene counties, was granted to Kiliaen van Rensselaer by the Dutch West India Company in 1630. Claverack Creek forms the west boundary of the Town of Claverack. The town's east boundary with the Town of Hillsdale is a straight, roughly north-south line. Claverack's north line is similarly straight, trending slightly southeast. The south line of the town runs in several straight courses that form a jagged, but rectilinear, line.

Lands in Rensselaerwyck were leased in large parcels mainly for farming during the seventeenth and eighteenth centuries. Development was thin and spread gradually eastward from the banks of the Hudson River. Some property divisions and segments of the rough highway system established by the early eighteenth century can still be traced regionally. The spatial plan of Philmont retains fragments of the irregular historic property boundaries within which rectilinear house lot subdivision occurred after the mid-1800s.

Main Street (NY 217) — called Hillsdale Street until the 1890s for its link to that town — runs generally east-west and is the only through-route in Philmont. In a rudimentary form, Main Street was part of a larger regional highway system extending back more than two centuries, and it exemplifies the settlement-era tendency to align highways with watercourses. Within the village boundary, Main Street aligns with Agawamuck Creek; beyond the western boundary, it cleaves to Claverack Creek below where Agawamuck and North Creeks join. Main Street was adopted and improved as a turnpike in the early 1800s. The present state highway system adopts only a short segment of the old road, from the Taconic Parkway to its intersection with NY 23, as NY 217.

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<sup>1</sup>This manor was set aside under the colonial Dutch government in 1630 to Kiliaen van Rensselaer; his descendants owned significant sections of the grant for more than two centuries.

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Three highways connecting Philmont with points south cross Main Street. Near the east end of Philmont, Martindale Road (about 520 feet above sea level) forks southeast from Main Street. Summit Street (about 490 feet above sea level) is carried by a bridge over Agawamuck Creek near High Falls and continues south to the village line and beyond. Just west of the village boundary in the adjacent hamlet of Mellenville, Roxbury Road (about 300' above sea level) crosses the creek below High Falls and, like Summit Street, continues south.

Construction of the dam above High Falls on Agawamuck Creek and the bowl-shaped topography of the area northwest of the falls influenced the growth of the mill hamlet in that direction. The dam impounds a large reservoir (Summit Lake) that spans 36 acres of the creek valley in the southeastern quadrant of the village. In combination with the rising land to the south, it forms a barrier to development in that direction. The 2,000-foot-long power canal drawn off the lake looped through the northwestern section before rejoining the creek below the falls. Mill privileges located along the canal formed the framework within which residential streets adjacent to the mills were laid out in the northwest quadrant of Philmont. This area is bounded southerly by the creek and easterly by Summit Street and Maple Avenue. The latter extends the alignment of Summit Street north of Main Street.

Between Main Street and the creek, Elm and Canal streets form an elbow connecting Main Street at the north end and Summit Street at the east end. West of Maple Avenue and nearly opposite the intersection of Elm and Main streets, Church Street runs north a short distance before bending westward and descending westerly towards the Hamlet of Mellenville, following the bowl-shaped contour of the ridge that encloses the northern part of Philmont. West of the intersection of Church and Main Streets, Prospect and Block streets run generally north-south from Main Street and follow the alignments of drives that once connected mills located on the power canal with Main Street. Rock Street, a short connector between Main and Prospect streets, was also a mill drive. Near the western edge of the village, Highland Avenue and Garden Street run north from Church Street on the rapidly rising "bowl" in that section. Terraced residential streets—Maple Terrace and New Street—connect Maple Avenue and Prospect Street east of Garden Street. Elmwood Avenue and Ham Street form a small, terraced neighborhood northwest of the intersection of Ames and Prospect Streets.

In 1852, the New York & Harlem Railroad opened fully from New York City to Chatham. The route connected Philmont to both the city and to other water-powered industrial villages sited along the Chatham Fault in Columbia County. The now abandoned railroad wrapped east of the reservoir, adopting a generally level contour, and crossed Main Street about a half-mile east of the dam. New streets—Columbia Avenue, Eagle Street, and Railroad Avenue—paralleled the railroad, each running north from Main Street on its own terrace on the still-rising land east of the tracks. Between the railroad area and Summit Street, two short streets, Ark and Ellsworth, run south from Main Street and rapidly ascend to Lakeside Drive, which parallels the north bank of the reservoir.

Philmont's built environment encompasses buildings representing forms and styles popular for commercial, industrial, religious, and residential use from the early 1800s through the mid-1900s. Vernacular interpretations of tastes popular during that period, especially after 1860, prevail over high-style examples. Buildings post-dating the mid-1900s are unusual: there are a few infill buildings in the commercial district and some residential subdivisions, mainly for modular housing, at the periphery of the village.

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The great majority of Philmont's buildings are wood-frame structures set on foundations quarried from the thinly leaved and partially metamorphosed local rock. Some buildings simply rest partly or fully on this geological layer. Many buildings set on foundations quarried from the material are now parged with concrete. It is unclear whether twentieth-century owners considered it unattractive or if it truly required reinforcement.

Brick was reserved almost exclusively for industrial buildings. Exceptions include two High Victorian Gothic churches (St Mark's Episcopal Church at the corner of Main Street and Maple Avenue and the former Roman Catholic Church at the corner of Main Street and Ark Street), the Georgian Revival Bank of Philmont, and a handful of houses including an unusual row of connected tenements on Prospect Street. There are at least three brick outbuildings, including a large Queen Anne carriage barn (40 Main St) and two smaller, utilitarian examples farther east behind houses on Main Street.

The powerhouse associated with the Summit Mill is the only stone building in Philmont. Imported stone dressed in blocks is unusual and used mainly for lintels and sills in brick buildings and sometimes to veneer foundations on high-style buildings. Some buildings constructed in the early 1900s rest on rock-faced concrete block foundations; one commercial building at the corner of Main and Church streets is built entirely of that material.

The village of Philmont encompasses two commercial enclaves, both facing Main Street (NY 217). The larger of these extends from a point a few lots east of the intersection with Maple Avenue and Summit Street and continues west beyond Rock Street. Most of the commercial buildings – mainly two-story, wood-frame buildings with Italianate cornices or later Queen Anne gable-front facades – face the north side of the street. (Buildings on the south side are mainly residential wood-frame houses of varying date and style). Several buildings with historic period street-level storefronts have display windows and separate stair hall doors which form a coherent row beginning with the large Richardson's Hotel and hall complex. A wide drive between the two large three-story, late Italianate buildings accesses a large yard behind. The row continues west beyond the rock-faced concrete block building at the northeast corner of Main and Church streets to a large house that stood next to the High Rock mill that occupied the Main Street frontage at the eastern corner of Block Street. Four more wood-frame, Italianate commercial buildings – the former Harder Store, the three-story, six-bay Hopkins House, and two narrower two-story buildings – continue the commercial district westwards between Rock and Prospect streets.

At the east end of the commercial district, one more three-story, wood-frame Italianate commercial building extends the district east of Summit Street on the south side of Main Street. (A small wood-frame commercial building designed to fit into the late nineteenth-century streetscape occupies the adjacent southeast corner lot.) The one-story, three-bay, brick, Georgian Revival Bank of Philmont building occupies the northeast corner of the intersection. The one-story façade of the brick veneer village court and office building (built in 1962) completes the commercial district in that direction. The village office lot wraps around the bank parcel and faces Maple Street where it accesses the late Moderne concrete block firehouse. The firehouse bays are one story below the grade of the Main Street frontage. Two one-story brick buildings – the International Style post office and the telephone exchange – extend the commercial district northwards on the east side of Maple Avenue. The connected brick buildings (church, parish hall, and rectory) of St. Mark's Episcopal church, face the northwest corner of Main Street and Maple Avenue and continue north on the west side of Maple Avenue.

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There is some postwar infill in the commercial district. Between the church and Richardson Hall, Stewart's Shops built one of its signature one-story brick outlets (reused as a cooperative grocery and café) in the 1970s. It is turned 45 degrees to the street and set back to accommodate gas pumps (no longer extant). Two more single-story masonry commercial buildings face the south side of Main Street between Summit and Elm streets. A former service station reused as a restaurant is at the southwest corner of Summit Street. A larger one-story brick veneer supermarket (now a senior nutrition center) stands at the southeast corner of Elm Street. On the opposite, southwest corner, a small one-story, gable-front brick veneer office shares a lot once the site of a retaining pond on the power canal with a small memorial. Finally, two infill buildings designed as service and retail outlets span the frontage on the north side of Main Street extending east from Rock Street formerly occupied by the High Rock mill, which burned in 1977. Both buildings are set back from the highway to accommodate large, unscreened parking lots in front. Currently, these are a Cumberland Farms and a Family Dollar.

Philmont's second, smaller commercial area centers on the intersection of Main Street with the former New York & Harlem Railroad at the east end of the village. The Vanderbilt house, a sizable three-story Italianate wood-frame hotel on the south side of Main Street, faces a three-story brick building constructed as the Empire Hotel and later converted to a steam-powered mill. A barrel-vaulted brick building on a banked foundation that has housed a variety of recreational venues, among them a bowling alley, stands on the next parcel east on the north side. A two-story Italianate storefront building with a mid-1900s service garage attached stands on the west side of the former railroad alignment facing Main Street. A large service garage built in phases and straddling the period of significance occupies the lot at the southwest corner of Main Street and Martindale Road. Few commercial buildings are found outside of these two enclaves. The most historically intact is the former wood-frame bakery and general store between these two areas on the south side of Main Street.

Nearly all Philmont's mills were shuttered by the 1950s. The largest – two brick four-story Akin mills were demolished; the High Rock built by Harder burned in the late 1970s. The village retains the most recent iteration of the milldam at High Falls, the large reservoir called Summit Lake that it impounds, and the highway bridge carrying Summit Street over the gorge. It is unclear how much of the power canal dug during the late 1840s survives underneath the village street plan. The ponds and dams at each privilege are gone, but at least two such sites – the little Memorial Park at Main and Elm Streets and the ballfield between Main and Church Streets, east of Block Street – are preserved as open space. Surviving industrial buildings include the highly intact three-story brick Summit Mill constructed in several phases that stands adjacent to the High Falls dam on Summit Street. The smaller, three-story, brick hotel, the former Empire House, while reused as a mill by the 1920s, retains much of its earlier form. West of Summit Street and sited on the power canal, a smaller two-story mill with both brick and wood-frame sections faces the south end of Prospect Street. Portions of two more mill complexes also survive. Two brick buildings associated with the uppermost power canal privilege are located off Elm Street near the creek and were last used for storage. Finally, a two-story, gable-roofed wood-frame building that was part of the large Akin mill at the lowest privilege on the canal opposite Block Street is reused as an apartment building.

Residential buildings that housed a population ranging from mill workers to mill owners form the largest share of Philmont's architectural inventory. Except for about twenty-five houses facing Summit Street south of Agawamuck Creek and a few more on Martindale Road, historic-period houses in Philmont are located north of the creek and reservoir. Main Street features both residential enclaves and houses interspersed with commercial, industrial, and religious buildings. Other streets in Philmont are almost entirely residential. A few farmhouses that predate Philmont's rapid industrial growth nestle among the dense village development.

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The scale and detailing of houses in Philmont increasingly indicated the socio-economic status of its residents during the era of most rapid growth. The two earliest houses within the village boundary are early nineteenth-century wood-frame farmhouses facing the main highway on the high, fairly level (about 600 feet above level) plateau east of High Falls. The Clum family, who owned much of the land where the village is located, built both farmhouses, and both are modestly scaled when compared to later houses built for mill owners and managers beginning ca. 1870. One stands at the intersection of Main Street and Martindale Road near the east end of the village; the other is on the north side of Main Street roughly opposite Ellsworth Street. Individual Greek Revival houses dating to the second quarter of the nineteenth century stand at the top of Church Street, on the north side of Main Street between Church and Rock streets and adjacent to High Falls. These represent the pre-Civil War pattern of mill owners living near their manufacturing properties as does the brick Harder Mansion (40 Main Street), which was built in the 1850s on a less grand scale than it presents today. A pair of stylish two-story houses (59 and 61 Main St) on sizable irregular lots platted on the south side of Main Street illustrates how the developing middle class in Philmont lived. One of these retains a sizable carriage house.

When Maple Avenue opened ca. 1870, its wide tree-lined sidewalks and ample lots signified it becoming the best address in Philmont. The section of Maple Avenue south of Maple Terrace features several large and stylish wood-frame houses exemplifying tastes popular from the 1870s through the early 1900s. These occupy large lots, and most retain carriage houses. As a group, they form a small suburb slightly removed from the bustle of Main Street, and the noise of the mills and associated worker neighborhoods.

Various forms of worker housing comprise the largest proportion of buildings in Philmont. As a group, they illustrate solutions for accommodating the continually growing need to house operatives as Philmont's mills expanded in size and production from the mid-1800s into the 1920s. Generally, workers lived in plainly designed vernacular buildings exhibiting the massing characteristics typical of their construction period and few decorative details. Some have been updated with later finishes and details, a process that continues to the present day. Associated outbuildings are unusual with a few salient exceptions.

Worker housing is most common on streets radiating from the former mill properties in the village. The earliest examples face the northern section of Summit Street and Elm Street. These tend to be small wood-frame houses constructed possibly as early as the 1820s, but certainly before 1850. Somewhat later examples, often constructed as economical multi-unit dwellings, some symmetrically designed, are found at the western end of Main Street and West Street. By the 1850s and 1860s, low-roofed, wood-frame houses featuring gable-front main blocks and lower wings filled open spaces on Summit and Elm streets and at the western end of the village.

When Nelson Akin established his first mill at the lowest privilege on the canal in the early 1860s, he also built a row of eight identical gable-front Gothic Revival houses on the south side of lower Main Street. Each pair shares a wood-frame shed for firewood set on a steeply banked foundation behind the houses. This distinctive and unified group, known as Factory Row (historically Cedar Row) retains a high degree of historic integrity. Somewhat later, Akin built the row of ten connected two-story brick tenements on the east side of Prospect Street. These also retain their shared woodsheds and are generally intact.



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Wood-frame houses, many of them designed to accommodate several households and featuring the blockier proportions and deep-eave rooflines typical of the Italianate style, infill some lots near the mills. Tenements of this description built during the period ranging from the mid-1870s into the 1890s face Elm and Summit streets and Martindale Road. Additional examples form coherent streetscapes on new internal streets opened or lengthened north and west of the canal such as Garden Street, Highland Avenue, and the extension of Prospect Street north of Church Street.

Most development east of the falls on Main Street and adjoining Ellsworth and Ark streets, both tenements and single-unit houses, exhibit characteristics popular in the last quarter of the nineteenth century. This neighborhood features a variety of houses that accommodated operatives, new property owners, and the growing number of middle-level managers employed as the mills continued to both increase and diversify production. Here are relatively plain, low-roofed Italianate houses interspersed by later examples featuring varied roof pitches, open porches, and window treatments rendered less costly than earlier by the mechanization of manufacturing of architectural details at the time. The latter characteristics are drawn mainly from Queen Anne and Eastlake design and embellish both storefronts and houses facing Main Street. Similar examples face the south end of Eagle Street at the far eastern edge of the village near the route of the former New York & Harlem Railroad.

Between the large and expensive houses on Maple Avenue and the mainly modest development of earlier streets, vernacular, wood-frame Queen Anne dwellings designed mainly for middle-class households filled “suburban” lots opened at the periphery of the village by the 1890s. Short rows of houses – pairs, triplets, quadruplets – with identical plans diversified by trim details and varied finishes are found on Church and Prospect (north of Ham) streets and the north end of Highland Avenue in the northwestern area, on Summit Street south of the dam, on Main Street east of Eagle, and at the south end of Eagle Street itself. A few more examples face the south side of Main Street east of Ellsworth Street and beyond the Roman Catholic church. The parish itself built its rectory in the same taste. The Methodist congregation adopted the Queen Anne style for its parsonage in a neighborhood of similarly styled houses west of Prospect Street. Opposite the older Italianate-influenced church and parsonage, Clara Harder, a member of the locally prominent mill owner family, built Crusaders Hall as a community hall in the early 1900s.

By the 1920s, bungalows were the most common design adopted for modest housing in much of the nation. A row of four examples faces Prospect Street between Ham and Ames Streets in the northwestern part of Philmont. Additional examples face Ham Street. New Street and Maple Terrace feature somewhat larger examples of the same taste. Farther east, frontages on Railroad and Columbia Avenues as well as the north end of Eagle Street were divided for mainly modest houses representing this taste.

Many Philmont residents have rehabilitated their older historic houses rather than replacing them. Some have opted to renovate using non-historic materials. These include an array of sidings, beginning with asbestos and asphalt shingles in the mid-1900s and more recently aluminum and vinyl siding mimicking wooden weatherboards, or clapboards. Window sash replacement is popular, but most owners have opted to retain fenestration plans rather than altering these character-defining features of their buildings. New outbuildings are uncommon. Many garages were built before ca. 1970.

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House construction postdating ca. 1970 is concentrated in a few areas of Philmont. Small clusters, incorporating house trailers and modular homes, are located at the north ends of Prospect Street and both Maple and Highland Avenues. Additional examples are found in the railroad neighborhood at the east end of the village. There is virtually no infill in residential neighborhoods within the Philmont Historic District.

## Resource List

To be considered contributing to the Philmont historic district, the building must have been built during the period of significance. Further, a property must generally retain five of the seven standards of integrity (location, setting, design, workmanship, materials, feeling, and association). Of these, feeling and association are required. Integrity of materials is not required due to the history of the village unless changes in materials significantly alter the integrity of design dating to the historic period. Integrity of design is measured in the following way: Changes during the period of significance that reflect original or continuing uses are acceptable if the change itself retains integrity. A building must retain its overall form and be recognizable. Buildings with their historic form significantly changed or hidden after the period of significance will be considered non-contributing. Buildings must retain original scale, or a scale achieved during the period of significance. In the latter instance, the change in scale must retain historic integrity. Replacement sash/windows in original openings are acceptable. Replacement windows in altered openings may be acceptable if the original opening is readable and could be restored. An isolated change may be acceptable. Buildings with greatly altered fenestration will be considered non-contributing. Porches added during the period of significance are generally acceptable. Later porches that greatly alter the scale or design of a building may render the building non-contributing. The building should retain its historic period roofline. In instances where the roofline was altered during the period of significance, the building may still be considered contributing.

## Ark Street

**3 Ark Street**, ca. 1895 (113.9-2-67)  
one contributing building

Two-story, three-bay, gable-front, wood-frame house with slightly lower, two-story, gable-roofed wing projecting from south eave wall. One-story, hip-roofed porch with turned posts and scroll-sawn brackets spans the façade and wraps south elevation to wing. Regular period fenestration with one-over-one replacement sash; aluminum siding. House rests on a steeply banked stone foundation.

**5 Ark Street**, ca. 1915 (113.9-2-68)  
one contributing building

Two-story, six-bay, side-gabled, multi-unit, symmetrical plan, wood-frame house with hip-on-gable ends and prominent gable dormer over enclosed entrances and centered on facade. Open octagonal porch with square spindle railing and frieze wraps enclosed entrances. Regular period fenestration with one-over-one wood sash and doors. Wood clapboard siding and intact trim scheme; parged foundation rises to rear wall of building.

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**6 Ark Street, 1969 (113.9-3-71)**  
one contributing building

Sacred Heart Church Hall. One-story, gable-front, rectangular plan, steel-framed parish hall with stone piers on side walls; decorative piers set off by bays on facade; poured concrete steps curve to center entrance with paired main doors under a “colonial” surround. Other windows on front and sides have paired one-light casements.

**7 Ark Street, ca. 1885 (113.9-2-69)**  
one contributing building

Two-story, gable-front, rectangular plan, wood-frame, multi-unit house; one-story open porch with Tuscan columns wraps front and side with smaller, matching open porch above the paired, asymmetrically placed entrances. Period fenestration with a variety of period wood Queen Anne window types. Asbestos shingle siding; parged foundation.

**9 Ark Street, ca. 2018 (113.9-2-72)**  
one non-contributing building (due to age)

Two-story, wood-frame, contemporary-style house with single-face roof. Two porches, one enclosed on first story and open on second story and a front porch connected by a deck wrapping one corner of the building. Irregular period fenestration of single and paired one-light casements. Battened T-111 siding; concrete foundation.

**11 Ark Street, 1964 (113.9-3-53)**  
one contributing building; one contributing structure

One-story, gable-front, concrete block fuel distribution office with shed-roofed wing projecting from west elevation. Two garage bays with vinyl overhead doors in south gable wall. Period fenestration with one-over-one vinyl replacement sash.

**Structure:** Fuel tank. Placed ca. 1964.

**[no street number] Ark Street (113.9-3-84)**  
vacant lot, not counted

## **Band Street**

**6 Band Street, ca. 1895 (113.9-3-75)**  
one contributing building

Two-story, side-gabled, multi-unit, side-gabled, wood-frame house with rear (east) roof face extended over full-height back ell spanning rear wall of house. Two-story, open, wood-frame porch (recently replaced) spans paired center entrances on the facade. Deep eaves with paired brackets in raking frieze. Regular period fenestration with mainly replacement one-over-one sash in paired and single configurations; two-story, three-sided bays flank center entrances. Wood clapboard siding; parged foundation.

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**6 Band Street**, ca. 1895; alterations 1969 (113.9-3-77.2)  
one contributing building

Two-story, gable-roofed, wood-frame outbuilding remodeled as a house. One-story, shed-roofed wing spans the west eave wall. Wood novelty siding.

**8 Band Street**, ca. 1890 (113.9-3-74)  
one non-contributing building (due to alterations); one non-contributing outbuilding (due to age)

Two-story, wood-frame house; roof composed of side-gabled center section with gabled sections spanning front and roof faces. Open, hip-roofed porch with replaced non-historic components spans facade. Retains first-story front fenestration with center entrance; all other openings altered or reduced with non-historic materials. Vinyl siding; partially parged stone foundation.

**Outbuilding:** One-story, gable-front, wood-frame outbuilding with vinyl siding. Built ca. 1980.

**10 Band Street**, ca. 1895 (113.9-3-73)  
one contributing building; one contributing outbuilding

Two-story, four-bay, side-gabled, wood-frame house with prominent, gable-front dormer spanning entire facade and nearly cross-gabled into main roof; decorative verge board in peak. Enclosed, one-story, hip-roofed porch with bracketed eaves spans the facade and covers main entrance. Generally regular, mainly period fenestration with varied vinyl replacement sash. Wood shingle siding on main block; "barn" metal roof; parged foundation.

**Outbuilding:** One-story, side-gabled, wood-frame outbuilding, possibly built as henhouse. Wood novelty siding. Built ca. 1920.

## Block Street

**46 Block Street**, ca. 1870 (112.12-1-67)  
one contributing building

Two-story, five-bay, side-gabled, rectangular-plan, multi-unit, wood-frame house with open, hip-roofed porch centered over paired entrances on facade. Regular, period fenestration with six over six and one-over-one wood sash. Aluminum siding; banked, parged foundation with entrance in south wall.

**48-51 Block Street** (112.12-1-66)  
vacant lot, not counted

**52 Block Street**, ca. 1870 (112.12-1-65)  
one contributing building

One-and-a-half-story, gable-front, rectangular plan, wood-frame house on high basement. Open, shed-roofed porch with replaced materials spans facade. Regular period fenestration with mainly vinyl one-over-one replacement sash; asymmetrically placed main entrance. Wood clapboard siding with decorative verge boards; banked, parged foundation.

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## Canal Street

### 3 Canal Street, ca. 1855 (113.13-1-21)

one non-contributing building (due to alterations)

One-and-a-half-story, side-gabled, wood-frame house with recent additions and altered fenestration. Vinyl and wood shingle siding. Construction date uncertain due to many changes.

### 5 Canal Street, ca. 1875 (113.13-1-22)

one non-contributing building (due to alterations)

Greatly altered two-story, square-plan, hip-roofed, wood frame house with open deck spanning portion of facade and north wall; one-story, hip-roofed, enclosed entry porch on the north elevation covers main entrance. Altered fenestration with multi-light vinyl replacement sash and vinyl French doors. Vinyl siding; roughly coursed ashlar foundation.

### 7 Canal Street, ca. 1860 (113.13-1-23)

one contributing building; one contributing outbuilding

Two-story, four-bay, side-gabled, symmetrical plan, multi-unit, wood-frame house with open, hip-roofed porch over paired, centered main entrances with transom lights. Bracketed eaves with partial returns. Regular, mainly period fenestration with one-over-one replacement sash. Vinyl siding; partially parged stone foundation.

**Outbuilding:** Wood-frame carriage barn with bracketed eaves and wood clapboard siding. Built ca. 1860.

### 9 Canal Street, ca. 1940 (113.13-1-24)

one contributing building; one contributing outbuilding

One-and-a-half-story, wood-frame, gable-roofed house on steeply banked stone foundation with regular fenestration; wood novelty siding. Appears to be a later building standing on older foundation.

**Outbuilding:** Two-story, gable-roofed carriage barn with paired exposed rafter tails and Stick-style ornamentation in front peak. Regular period fenestration with single and paired one-over-one wood sash. Wood novelty siding; banked, coursed ashlar foundation. Reused as a house. Built ca. 1885.

### 11 Canal Street, ca. 1900 (113.13-1-25)

one contributing building

Two-story, three-bay, gable-front, rectangular plan, brick industrial building. Regular, period fenestration with segmentally arched, soldiered brick heads and paired four-light wood sash. Decorative brick beltcourse above second story. Open, concrete loading dock spans most of facade. Banked stone foundation, partially parged.

### [no street number] Canal Street, ca. 1890 (113.13-1-57.200)

one contributing building

Tall one-story, three-bay, gable-front, rectangular plan, brick industrial building with concrete loading dock spanning part of front facade. Partially altered entrances, two with soldiered brick segmentally arched heads, on facade. Banked stone foundation.

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**[no street number] Canal Street (113.13-1-57.111)**  
vacant lot, not counted

**[no street number] Canal Street (113.13-1-57.112)**  
vacant lot, not counted

## Church Street

**1 Church Street, ca. 1870 (113.9-2-42)**  
one contributing building

Two-story, five-bay, rectangular plan, multi-unit, wood-frame house with bracketed frieze; one-story, rear ell matches main block. Open, shed-roofed porch spans paired entrances centered on front facade. Regular period fenestration with one-over-one vinyl replacement sash. Vinyl siding; brick foundation.

**2 Church Street, ca. 1830 (113.9-1-83)**  
one contributing building; one contributing outbuilding

One-and-a-half-story, gable-front, wood-frame house with one-story, gable-roofed wing on north eave wall; asymmetrically placed, recessed main entrance with plain Greek Revival entablature. L-plan open, shed-roofed porch with turned posts projects from wing and main block. Regular period fenestration with one-over-one wood sash; louvered wood shutters. Asbestos shingle siding; parged foundation.

**Outbuilding:** One-story, one-bay, gable-front, wood frame garage with wood novelty siding and paired wood doors. Built 1949.

**3 Church Street, ca. 1860 (113.9-2-41)**  
one contributing building; one contributing outbuilding

Two-story, five-bay, multi-unit, wood-frame house with, one-story, pent-roof porch spanning facade; glazed, pent-roof, second-story porch above south half of front porch. Regular, symmetrical period fenestration with two over two and one-over-one wood sash; paired main entrances with wood period doors featuring paired oblong glazed upper panels centered on the first-story front. Asbestos shingle siding; parged foundation.

**Outbuilding:** One-story, one-bay, gable-front, concrete block garage with wood-frame peaks. Built ca. 1950.

**4 Church Street, ca. 1900 (113.9-1-82)**  
one contributing building

Two-story, four-bay, gable-front, rectangular plan, wood frame house; full-height, five-sided bay capped by large gable dormer is cross-gabled into main roof and projects from south eave wall; gable-roofed dormer on opposite (north) eave wall is also cross-gabled to main roof. Open, shed-roof porch with turned posts and balustrade caps asymmetrically placed main entrance. Regular period fenestration. Full returns; vinyl siding; parged foundation.

**[no street number] Church Street, ca. 1960 (113.9-1-80)**  
one contributing outbuilding

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One-story, two-bay, gable-front, wood-frame garage with T-111 siding.

**[5 and 7] Church Street (113.9-2-39)**

two contributing buildings; two contributing outbuildings

Three-story, three-bay, square-plan, Queen Anne wood-frame house with irregular roof composed of gambrel and gabled section and mansard-roofed corner tower. Details include corner towers (with different rooflines) at each end of facade; open, shed-roof porch with Tuscan columns spanning facade with narrower open porch centered above. Regular, generally symmetrical period fenestration with one-over-one wood sash and center entrance with glazed wood door. Wood clapboard siding; brick foundation. ca. 1885

Two-story, cross-gabled L-plan, wood-frame house with two-story, gable-roofed rear ell. Open, hip-roofed porch with Tuscan columns encircles three-story, round tower (added to northwest corner late 1800s) and wraps main block. Regular period fenestration with six over one wood sash; asymmetrically placed, recessed, main entrance with Italianate wood door and transom lights. Asbestos shingle siding; parged foundation. ca. 1875

**Outbuildings:** Two-story, side-gabled, wood frame carriage barn with cupola; regular fenestration; wood clapboard siding. Built ca. 1900.

**Outbuilding:** One-story, two-bay, side-gabled, concrete block garage; wood siding in peaks. Built ca. 1960.

**6 Church Street, (113.9-1-81)**

vacant lot, not counted

**7 Church Street (113.9-2-40)**

vacant lot, not counted

**9 Church Street, ca. 1888 (113.9-2-38)**

one contributing building; one contributing outbuilding

Two-story, hip-roofed, Queen Anne-style, wood frame house with one-story, hip-roofed, open porch spanning facade and portion of south elevation; two-story, three-sided, gable-roofed bay windows on facade and south elevation; asymmetrically placed main entrance with period wood door. Irregular period fenestration with one-over-one replacement sash and louvered wood shutters throughout. Wood clapboard siding. Foundation obscured. Paired gateposts mark a narrow drive running in front of the house and turns northeast into Memorial Park.

**Outbuildings:** One-story, cross-gabled, concrete block barn with wood-frame roof. Built ca. 1940.

**10 Church Street, ca. 1910 (113.9-1-55)**

one contributing building

Two-story, six-bay, side-gabled, rectangular plan, multi-unit, wood-frame house; one-story, open, shed-roof porch with pediment over paired center entrances spans facade; porch supported by resin Tuscan columns. Regular symmetrical period fenestration with one-over-one vinyl replacement sash. Asbestos shingle siding with raking friezeboards; parged foundation.

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**11 Church Street, ca. 1865 (113.9-1-54)**  
one contributing building

Two-story, gable-front, wood-frame house with gable-roof wing projecting from east side and forming L-plan; one-story, gable-roof rear ell. Open, hip-roof porch (remodeled ca. 1910 with Tuscan columns) curves around southeast corner of front facade and east side. Regular period fenestration with two over two replacement sash on first story and one-over-one replacements on second story; asymmetrically placed main entrance with paired doors. Decorative verge board and keyhole window in peak. Aluminum siding; foundation obscured. This house was one of three in a row (11, 15, and 17 Church St) built using same plan with subsequent changes.

**15 Church Street, ca. 1865 (113.9-1-53)**  
one contributing building; one contributing outbuilding

Two-story, gable-front, wood-frame house with side-gable wing projecting from east eave wall forming L-plan. Hip-roof, glazed porch spans facade and curves around southeast corner of main block and wing. Regular period fenestration with one-over-one vinyl replacement sash. Asbestos shingle siding; parged foundation. This house was one of three in a row (11, 15, and 17 Church St) built using same plan with subsequent changes.

**Outbuilding:** Two-story, two-bay, gable-front, wood frame carriage barn with shed-roofed wing; asbestos shingle siding. Built ca. 1870.

**17 Church Street, ca. 1865 (113.9-1-52)**  
one contributing building; one contributing outbuilding

Two-story, gable-front, wood-frame house with side-gable wing projecting from east eave wall forming L-plan. Hip-roof, glazed porch spans facade and curves around southeast corner of main block and wing. Regular period fenestration with one-over-one vinyl replacement sash. Asbestos shingle siding; parged foundation. This house was one of three in a row (11, 15, and 17 Church St) built using same plan with subsequent changes.

**Outbuilding:** Two one-story, one-bay, gable-front, wood frame garages with asbestos shingle siding matching house. Built ca. 1920.

**18 Church Street, ca. 1885 (113.9-1-56)**  
one contributing building; one non-contributing outbuilding (due to age)

Two-story, four-bay, rectangular plan, gable-front, wood frame house (built as multi-unit house) with open, hip-roof porch supported by Italianate posts spanning facade; asymmetrically placed main entrance; one-story, shed-roof ell. Regular period fenestration with varied sash. Wood clapboard replacement siding; obscured foundation.

**Outbuilding:** 1-story, 2-bay, gable-front, wood frame garage. Built ca. 2000.

**19 Church Street, ca. 1870 (113.9-1-86)**  
one contributing building

Wood-frame house built in two phases: earlier two-story, L-plan, building with three-bay facade and open, hip-roof porch wrapping front and east side outscaled by two-story, four-bay, vernacular Queen Anne house (added



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ca. 1900) with cruciform roof and open porch spanning three bays of its front facade; easternmost bay abuts earlier house. Regular period fenestration with replacement sash throughout. Vinyl siding; parged foundation.

**20 Church Street, ca. 1915 (113.9-1-57)**

one contributing building; one non-contributing outbuilding (due to age)

Two-story, side-gabled, multi-unit, symmetrical plan wood frame house with matching two-story, gable-front glazed porches projecting from either end of facade. Regular period fenestration with six over one wood sash and center entrance capped by pedimented hood set on diagonal braces. Wood shingle siding on second story; asbestos shingles on first story; parged foundation.

**Outbuilding:** One-story, two-bay, side-gabled, wood frame garage with vinyl siding. Built ca. 1970.

**21 Church Street, ca. 1865 (113.9-1-51)**

one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front, wood frame house with gable-roof wings of differing dates and design on either eave wall. One-story, enclosed, hip-roof porch (added ca. 2000) in corner formed by east wing and main block; open porch on west side. Regular period fenestration with vinyl six over six replacement sash. Asbestos shingle siding; stone foundation.

**Outbuilding:** Two-story, square-plan, brick building with pyramidal roof, possibly industrial. Built ca. 1915.

**23 Church Street, ca. 1875 (113.9-1-50)**

one contributing building

Two-story, three-bay, rectangular plan, gable-front, wood-frame house with one-story, open, hip-roof porch spanning facade; asymmetrically placed main entrance with transom light; one-story, shed-roof ell. Regular, period fenestration with six over six wood sash. Wood clapboard siding with raking frieze and corner boards; foundation obscured.

**24 Church Street, ca. 1885 (113.9-1-58)**

one contributing building

Two-story, four-bay, rectangular plan, gable-front, wood-frame house; open, hip-roof porch with period corner braces spans facade; asymmetrically placed main entrance. Gable dormers cross-gable into main roof and centered on each eave wall. Regular period fenestration with one-over-one replacement sash. Asbestos shingle siding; foundation obscured.

**25 Church Street, ca. 1950 (113.9-1-49)**

one contributing building

One-story, rectangular plan, gable-front, wood frame house with enclosed, gable-roofed entry porch centered on facade; enclosed, gable-roof rear entry porch. Regular, period fenestration with one-over-one vinyl replacement sash. Vinyl siding; concrete block foundation.

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**26 Church Street, ca. 1890 (112.12-1-40)**

one contributing building

Two-story, L-plan, wood-frame house with later (mid-1900s) enclosed, hip-roof porch in corner of L-plan. Regular period fenestration with one-over-one replacement sash. Asbestos shingle siding with frieze boards; concrete block foundation replaces earlier one.

**27 Church Street, ca. 1895 (113.9-1-44)**

one contributing building

Methodist Church Parish House: Two-story, wood frame, hip-roof, vernacular Queen Anne house with full-height wings capped by prominent gable dormers on front and side walls; full-height gable-roof rear ell. Open, hip-roof porch spans facade and wraps corners. Regular period fenestration with one-over-one wood sash; asymmetrically placed main entrance with period, glazed wood door. Vinyl siding; concrete block and parged foundation.

**28 Church Street, ca. 1890 (112.12-1-41)**

one contributing building

Two-story, L-plan, wood-frame house with open, shed-roof porch spanning side-gable part of main block; one-story, shed-roof rear ell. Regular period fenestration with one-over-one wood sash; decorative paired windows under braced hood centered on front facade. Asbestos shingle siding; concrete block foundation.

**29 Church Street, ca. 1870 (113.9-1-45)**

one contributing building

Methodist Church. Two-story, gable-front, wood-frame church with square tower centered over front facade; later-built (ca. 1885) gable-roof fellowship hall and Sunday School wing on banked foundation projects from west eave wall of sanctuary. Nave retains symmetrical fenestration with paired period wood doors in center entrance flanked by single lancet windows matched by five evenly spaced windows on each eave wall and those on the wing. Vinyl siding; parged foundation.

**30 Church Street, ca. 1875 (112.12-1-42)**

one contributing building

Two-story, five-bay, side-gable, multi-unit, wood frame house; paired, slightly recessed main entrances capped by transom lights on center bay. Regular and symmetrical period fenestration with one-over-one vinyl sash. Wood clapboard siding with raking frieze and cornerboards; parged foundation.

**31 Church Street, ca. 1875 (113.9-1-43)**

one contributing building

Two-story, T-plan, wood-frame house with later flat-roof addition with Stick-style details flush with front facade. Italianate veranda spans eastern three bays of facade. Regular period fenestration with one-over-one vinyl sash set in curvilinear Italianate casings on east section. Wood clapboard siding; stone foundation partially concealed; steel roof.

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**32 Church Street, ca. 1910 (112.12-1-70.200)**  
one contributing building

Crusader's Hall. Two-story, rectangular plan, gambrel-roof, wood-frame meeting hall with prominent, asymmetrically placed, gambrel-roof enclosed porch spanning east half of facade; open porch supported by Tuscan columns over main entrance with period paired wood doors capped by a transom light. Vinyl one-over-one replacement sash. Retains historic period partial returns and frieze with vinyl siding; parged foundation.

**[no street number] Church Street (112.12-1-70.100)**  
one contributing site; one non-contributing outbuilding; one non-contributing object  
Memorial Field. On site of a mill pond

**Outbuilding:** Wood-frame concession stand. Built ca. 1980.

**Object:** World War II-era gun used as memorial. ca. 1990.

**33 Church Street, ca. 1875 (113.9-1-38)**  
one contributing building

Two-story, three-bay, wood-frame house with two-story, side-gable wing projecting from west eave wall to form an L-plan; bracketed eaves on main roof. Open shed-roof porch built ca. 2015 using dimensional lumber spans front facade. Regular period fenestration with asymmetrically placed main entrance; two over two wood replaced. Asbestos shingle siding; parged foundation.

**35 Church Street, ca. 1875 (113.9-1-42)**  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, three-bay, wood-frame house with two-story side-gable wing projecting from west eave wall to form an L-plan. Open, hip-roof porch (partially replaces an earlier similar one) with squared Italianate-style posts spans facade and wraps corner. Asymmetrically placed main entrance with paired period wood doors; regular period fenestration with variety of two over two wood and vinyl replacement sash and casements. Vinyl siding; parged foundation.

**Outbuilding:** Small, one-story, square storage shed with brick-textured shingle siding. Built ca. 1930.

**37 Church Street, ca. 1890 (113.9-1-41)**  
one contributing building

Two-story, three-bay, rectangular plan, wood-frame house clipped gable roof. Open, shed-roof porch spans facade. Main block retains scalloped trim on eaves and window heads. Asymmetrically placed main entrance with curvilinear trim and transom light. Regular period fenestration with mostly two over two wood sash. Wood clapboard siding; parged foundation.

**39 Church Street, ca. 1895 (113.9-1-40)**  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, five-bay, rectangular plan, side-gable, multi-unit, wood frame house; gable dormer caps most of facade. Open, hip-roof porch with turned posts spans front facade. Symmetrical fenestration with paired

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entrances centered on front facade and one-over-one replacement sash. Asbestos shingle siding; foundation under main block hidden from view.

**Outbuilding:** Small, one-story, gable-front, wood-frame building on a banked foundation; wood clapboard siding; dimensional lumber porch. Date uncertain.

**41 Church Street**, ca. 1890 (113.9-1-39)  
one contributing building

Two-story, three-bay, rectangular plan, gable-front, wood frame house with open, hip-roof porch spanning facade. Regular period fenestration with one-over-one replacement sash and asymmetrically placed main entrance. Recently replaced wood clapboard siding; parged foundation.

**46 Church Street**, ca. 1890 (112.12-1-43)  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, six-bay, rectangular plan, side-gable, multi-unit, wood frame house. Open, gable-roof porch (added ca. 1960) caps paired entrances centered on front facade; one-story, open, shed-roof porch spans rear elevation, also with paired center entrances. Regular period fenestration with two over two wood sash. Vinyl siding; parged foundation.

**Outbuilding:** Two-bay, wood-frame garage with board-and-batten siding. Built ca. 1960.

**48 Church Street**, ca. 1885 (112.12-1-44)  
one contributing building; one contributing outbuilding

Two-story, three-bay, rectangular plan, gable-front, wood frame house with open, hip-roof porch spanning facade. Regular period fenestration with one-over-one vinyl replacement sash and asymmetrically placed main entrance. Vinyl siding; parged and rough coursed stone foundation.

**Outbuilding:** One and a half story, wood-frame garage; gambrel roof with flared eaves; first story, shed-roof ell; wood novelty siding. Built ca. 1930.

**50 Church Street**, ca. 1885 (112.12-1-45)  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, three-bay, rectangular plan, gable-front, wood-frame house. Open hip-roof porch with squared, tapered columns set on paneled railing runs length of east eave wall and projects beyond front facade to meet an open porch spanning front facade; front porch has an enclosed second story. Asymmetrically placed main entrance. Mainly regular period fenestration with one-over-one replacement sash. Narrow aluminum siding with raking frieze; stone foundation.

**Outbuilding:** One-story, two-bay, gable-front, wood frame garage with T-111 siding. Built ca. 1960.

**51 Church Street**, ca. 1900 (112.12-1-13)  
one contributing building

Two-story, five-bay, rectangular plan, gable-front, wood frame house with first story, open, shed-roof porch centered over main entrance. Regular and symmetrical period fenestration with one-over-one vinyl replacement sash. Vinyl siding; parged foundation.

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**52 Church Street**, ca. 1900 (112.12-1-46)

one contributing building; one contributing outbuilding

Two-story, five-bay, rectangular plan, side-gable, multi-unit, wood frame house with prominent gable dormer spanning most of front facade. Enclosed, gable-front, entrance porch (added mid-1900s) spans three bays. Regular, symmetrical period fenestration; one-over-one replacement sash throughout. Asbestos shingle siding with raking frieze; steeply banked, parged foundation.

**Outbuilding:** One-story, gable-front, wood frame garage; wood siding. Built ca. 1950.

**Columbia Avenue**

**5 Columbia Avenue**, ca. 1930 (113.9-3-18)

one non-contributing building (due to alterations)

One-story, gable-front, wood-frame house with later-added half-story built above part of main block; one-story rear ell on banked foundation at right angle to main block. Altered fenestration. Aluminum siding; block foundation.

**[no street number] Columbia Avenue** (113.9-3-19)

vacant lot, not counted

**15 Columbia Avenue**, ca. 1980 (113.9-3-7)

one non-contributing building (due to age)

Prefabricated wood-frame house with vinyl siding on permanent foundation.

**19 Columbia Avenue**, ca. 1910 (113.9-3-6)

one contributing building; one contributing outbuilding

Two-story, three-bay, wood-frame house with Queen Anne-style shingled tympanum; recently added enclosed porch over asymmetrically placed main entrance. Regular period fenestration with vinyl replacement sash. Vinyl siding; foundation concealed.

**Outbuilding:** Wood-frame, gable-front garage. Built ca. 1950.

**22 Columbia Avenue**, ca. 1890 (113.9-3-9.1)

one contributing building

Two-story, cross-gabled, L-plan, wood-frame house with three-bay facade and a rear ell; open porch built with new lumber wraps front and side to corner of L-plan. Regular period fenestration with vinyl replacement sash. Vinyl siding; parged foundation.

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**23 Columbia Avenue, ca. 1850 (113.9-3-4)**  
one contributing building; one non-contributing outbuilding (due to age)

One-and-a-half-story, three-bay, gable-front, wood-frame house with lower side-gable wing forming L-plan; open, hip-roof porch (rebuilt, possibly replacing earlier porch, ca. 2000) spans facade. Generally regular period fenestration with replaced sash. Vinyl siding; foundation concealed.

**Outbuilding:** Large, gable-front, 2-bay garage flanked by windows. Vinyl siding. Built ca. 2000.

**25 Columbia Avenue, ca. 1965 (113.9-3-83)**  
one non-contributing building (due to alterations); one non-contributing outbuilding (due to age)

One-story, prefabricated house on permanent foundation. Altered fenestration with vinyl replacement sash. Vinyl siding.

**Outbuilding:** Two-bay, gable-front, wood-frame garage with vinyl siding. Built ca. 1980.

**25 Columbia Avenue (113.9-3-5)**  
vacant lot, not counted

**27 Columbia Avenue, ca. 1985 (113.5-1-7.200)**  
one non-contributing building (due to age)  
One-story, gable-front combination garage and office. Vinyl siding.

**29 Columbia Avenue, ca. 1975 (113.5-1-7.100)**  
one non-contributing building (due to age)  
One-story, side-gabled, wood-frame, ranch-style house with attached garage, bluestone details, and bow windows.

**33 Columbia Avenue, ca. 1955 (113.5-1-17)**  
one non-contributing building (due to alterations)  
One-story, side-gable wood frame house with later shed-roof additions, one open and one closed. Altered fenestration. Vinyl siding.

**34 Columbia Avenue, ca. 1980 (113.5-1-16.1)**  
Two non-contributing buildings (due to age)  
House trailer (labeled 34A).  
Prefabricated wood-frame house with later gable roof (labeled 34B). Date uncertain.

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**38 Columbia Avenue, ca. 1968 (113.5-1-15)**  
one contributing building

One-story, side-gabled, wood-frame house with open shed-roof porch spanning half of facade; enclosed porch with high bluestone foundation added to gable wall and garage underneath north end of facade. Partially altered fenestration. Aluminum siding. Brick retaining wall along front of lot with piers at ends.

**39 Columbia Avenue, ca. 1980 (113.5-1-8.100)**  
one non-contributing building (due to age)

One-story, side-gabled, wood-frame prefabricated house with recessed open porches.

**39 Columbia Avenue, ca. 1980 (113.5-1-8.200)**  
one non-contributing building (due to age)

House trailer.

**44 Columbia Avenue, ca. 2010 (113.5-1-14)**  
one non-contributing building (due to age); one non-contributing outbuilding (due to age)

One-story, prefabricated house on permanent foundation.

**Outbuilding:** One-and-a-half-story, gable-front wood frame outbuilding with shed-roof garage on south eave wall; vinyl siding. Built ca. 2010.

**46 Columbia Avenue, ca. 2010 (113.5-1-27)**  
one non-contributing building (due to age)

One-story, prefabricated, gable-front, wood-frame house with front porch recessed under main roof; permanent foundation.

**48 Columbia Avenue, ca. 1885 (113.5-1-13)**  
one contributing building

Two-story, two-bay, gable-front, wood-frame house with open hip-roof porch spanning facade; enclosed shed-roof porch spans eave wall. Regular period fenestration with replacement sash. Asbestos shingle siding; concealed foundation.

## **Eagle Street**

**6 Eagle Street, ca. 1885 (113.9-3-27)**  
one contributing building

Two-story, three-bay, rectangular plan, gable-front, wood-frame house. Open, hip-roof porch with period turned posts and corner braces spans facade and part of south side; pediment on porch roof marks asymmetrical main entrance. Symmetrical period fenestration with mainly replaced sash. Asbestos shingle siding; banked foundation.

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**8 Eagle Street**, ca. 1885 (113.9-3-28)  
one contributing building

Two-story, cross-gable, L-plan, wood-frame house. Screened, hip-roof porch spans facade and part of south side. Regular period fenestration. Wood shingle siding with corner boards; foundation concealed.

**10 Eagle Street**, ca. 1885 (113.9-3-29)  
one contributing building

Two-story, three-bay, gable-front, wood frame house with lower two-story, gable-roof wing forming L-plan. Open, hip-roof porch with Queen Anne posts and corner braces wraps facade and part of north side; attached carport. Regular period fenestration with diamond-shaped window in peak. Asbestos shingle siding; parged foundation.

**11 Eagle Street**, ca. 1910 (113.9-3-43.200)  
one contributing building; two contributing outbuildings

Two-story, rectangular plan, gable-front, multi-unit, wood frame house. two-story, screened porch (added ca. 1930) spans facade. Generally regular, mainly period fenestration. Vinyl and asbestos shingle siding; banked, parged foundation.

**Outbuilding:** One-story, one-bay, shed-roofed, wood-frame garage with paired period doors, built ca. 1930.  
One-story, side-gabled, wood frame shed with wood novelty siding, built ca. 1930

**12 Eagle Street**, ca. 1885 (113.9-3-30)  
one non-contributing building (due to alterations); one contributing outbuilding

Two-story, L-plan, wood-frame house altered by a recently added shed-roofed addition in corner of L-plan and a partially enclosed, hip-roof porch spanning facade. Partially altered fenestration. Vinyl siding; concealed foundation.

**Outbuilding:** One-story, one-bay, shed-roof, wood frame garage with paired door, exposed rafter tails and wood novelty siding. Built ca. 1930.

**14 Eagle Street**, ca. 1885 (113.9-3-31)  
one contributing building

Two-story, cross-gable, L-plan, wood-frame house with hip-roof porch supported by turned posts joined by period punchwork railing. Regular period fenestration with one-over-one vinyl siding.

**15 Eagle Street**, ca. 1910 (113.9-3-33)  
one contributing building

Two-story, five-bay, side-gable, multi-unit, wood frame house; low pediment nearly centered on front roof face. Open, two-story, hip-roof porch with scrollsawn brackets spans center three bays. Symmetrical period fenestration with replacement six over six sash; round windows in peaks. Vinyl siding; parged, banked foundation.



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**16 Eagle Street**, ca. 1885 (113.9-3-32)  
one non-contributing building (due to alterations)

Two-story, L-plan, wood-frame house with full height, gable-roofed wing projecting from south eave wall. Hip-roof porch (recently enclosed) spans facade. Large, recently added one-story rear ell nearly doubles footprint. Altered fenestration. Vinyl siding; banked foundation.

**17 Eagle Street**, ca. 1910 (113.9-3-42)  
one non-contributing building (due to alterations)

Two-story, gable-front, multi-unit, wood-frame house with large, two-story, wing with asymmetrically gable roof projects from south eave wall. Altered, fenestration with variety of replacement sash and casements. Recently refinished with composite siding with raking frieze and corner boards; parged foundation steeply banked to rear.

**18 Eagle Street**, 2023 (113.9-3-17.4)  
one non-contributing building (due to age)  
house under construction (Habitat for Humanity)

**18 Eagle Street**, 2023 (113.9-3-17.3)  
one non-contributing building (due to age)

house under construction (Habitat for Humanity)

**19 Eagle Street**, ca. 1885 (113.9-3-16.200)  
one contributing building; one contributing outbuilding

Two-story, cross-gable, L-plan, wood-frame house. Open, hip-roofed Queen Anne porch with turned posts and spindled frieze set in corner of L-plan. Regular period fenestration with two over two wood sash. Asbestos shingle siding with raking frieze; steeply banked parged foundation.

**Outbuilding:** Two-story, gable-front, wood-frame, barn with cross-gabled addition modified into residence.

**[no street number] Eagle Street** (113.9-3-16.100)  
vacant lot, not counted

**20 Eagle Street**, ca. 1920 (113.9-3-12)  
one contributing building

Two-story, three-bay, hip-roof, multi-unit, wood frame house with hip-roof dormers projecting from front and south roof faces and exposed rafter tails; two-story, open front porch with squared tapered posts spans front facade; later one story wing projects from north wall. Regular, generally symmetrical, period fenestration with three-sided bays on sides; most openings have one-over-one wood sash. Asbestos shingle siding with deep frieze and flared lower edge between first and second stories; parged foundation.

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**[no street number] Eagle Street (113.9-3-11)**

vacant lot, not counted

**22 Eagle Street, ca. 1935 (113.9-3-10)**

one contributing building

One-and-a-half-story, three-bay, gable-front, rectangular plan, wood-frame house with gable dormers — two on south roof face and one centered on north face. Symmetrical fenestration with paired and single openings, mainly one-over-one replacement sash. Wood novelty siding on first story; aluminum siding on upper story; steeply banked parge foundation with cellar opening on south wall; brick steps centered on front facade.

**[no street number] Eagle Street (113.9-3-9.2)**

vacant lot, not counted

**23 Eagle Street, ca. 1890 (113.9-3-15)**

one contributing building

Two-story, three-bay, gable-front, wood-frame house; one-story, open, hip-roof porch spans facade and wraps southwest corner to two-story offset rear ell with shed roof. Regular period fenestration with two over two wood sash; asymmetrically placed main entrance. Wood clapboard siding with raking frieze and corner boards; concealed foundation.

**25 Eagle Street, ca. 1915 (113.9-3-14)**

one non-contributing building (due to alterations)

Two-story, five-bay, side-gabled, multi-unit, wood-frame house with full-height, gable-roof rear ell and pediment set above center three bays of front facade. Open, two-story, hip-roof porch set below pediment (may replace an earlier porch). Symmetrical period fenestration with replacement sash. Vinyl siding; concealed foundation.

**26 Eagle Street, ca. 1965 (113.9-3-8)**

two non-contributing buildings (due to alterations and age); one non-contributing outbuilding (due to age)

Side-gable, split-level, wood-frame house with brick chimney set on front roof face. Partially altered fenestration. Vinyl siding; brick veneer foundation.

House trailer, placed ca. 1980.

**Outbuilding:** Concrete block garage with large frame addition. Built ca. 1980.

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**27 Eagle Street, ca. 1900 (113.9-3-13)**

one contributing building; one non-contributing building (due to alterations); one non-contributing outbuilding (due to alterations)

Two-story, gable-front, wood-frame house; slightly lower gable-roofed wing spanned by open, shed-roof porch with turned posts on south wall forms an L-plan. Regular, partially altered, period fenestration; round windows in peaks. Wood shingle siding; parged foundation; corrugated iron roof.

House trailer, placed ca. 1965.

**Outbuilding:** Two-story, gable-front, wood-frame barn, partially residential, with asbestos shingle siding and altered roofline. Built ca. 1900.

**29 Eagle Street, ca. 2000 (113.5-1-26)**

one non-contributing building (due to age)

One-story, side-gabled, wood frame, modular house on brick veneer foundation; synthetic exterior finishes.

**30 Eagle Street, ca. 1960 (113.5-1-18)**

one non-contributing building (due to alterations); one non-contributing outbuilding (due to alterations)

One-story, side-gable, wood-frame, modular house with later alterations.

**Outbuilding:** Two-bay gable-front wood-frame garage with added shed-roof bay on one eave wall; finishes match house. Built ca. 1960.

**32 Eagle Street, ca. 2000 (113.5-1-16.2)**

one non-contributing building (due to age); one non-contributing outbuilding (due to age)

One-story, gable-roof, wood frame, modular house with synthetic finishes.

**Outbuilding:** Two-bay, gable-front, wood frame garage. Built ca. 2000.

**33 Eagle Street, ca. 1910 (113.5-1-25)**

one non-contributing building (due to alterations); one non-contributing outbuilding (due to alterations)

Two-story, side-gable, wood frame house with two-story, gable-roof rear ell and three one-story porches: (pedimented open porch (recent) centered on facade; enclosed shed-roof entrance porch on north gable wall; enclosed, one-story, hip-roof porch (recent) spans south gable wall and wraps ell. Altered fenestration; vinyl siding.

**Outbuilding:** Two-story, gable-front, wood frame barn with one story, shed-roof ell. Date uncertain.

**36 Eagle Street, ca. 1980 (113.5-1-19 and 113.5-1-20)**

one non-contributing building (due to age); one non-contributing outbuilding (due to age)

One-story, side-gable, wood-frame house with open porch featuring flared eaves and spanning facade. Regular fenestration.

**Outbuilding:** One-story, gable-roof shed on permanent foundation. Built ca. 1980.

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**38 Eagle Street, ca. 1920 (113.5-1-21)**

one contributing building; one contributing outbuilding

Wood-frame house composed of two one and a half story gable-front blocks connected by lower hyphen; hyphen and south block spanned by an open, hip-roof porch with squared posts and spindled railing. Regular period fenestration with paired and single openings. Vinyl siding; parged foundation.

**Outbuilding:** One-story, gable-front workshop with novelty wood siding. Built ca. 1920.

**41 Eagle Street, ca. 2005 (113.6-1-3)**

one non-contributing building (due to age)

One-story, side-gable, modular house on banked foundation with open shed-roof porch spanning center part of facade; garage underneath in banked foundation.

**43 Eagle Street, ca. 2000 (113.6-1-2)**

one non-contributing building (due to age); one non-contributing outbuilding (due to age)

One-story, hip-roof, wood frame house with matching, gable-roof wings forming an H-plan.

**Outbuilding:** Three-bay, gable-front, wood-frame garage; finishes match house. Built ca. 2000.

**44 Eagle Street, ca. 1940 (113.5-1-12)**

one contributing building; one contributing outbuilding

One-story, side-gable, wood frame house turned 90 degrees to street and set on steeply banked, concrete block foundation with a one-bay garage opening to street. Open, gable-roof entrance porch over centered main entrance and open, gable-roof rear porch on rear gable wall both feature squared tapered period posts on paneled concrete piers. Regular, mainly period, fenestration. Aluminum siding. Garage drive flanked by roughly coursed, stone retaining walls.

**Outbuilding:** Two-story, three-bay garage with shed-roof dormer. Built ca. 1940.

**46 Eagle St, ca. 2000 (113.5-1-11.200)**

one non-contributing building (due to age)

House trailer on permanent foundation with T-111 siding; one-story, gable-roofed rear ell added after placement.

**47 Eagle Street, ca. 1970 (113.5-1-24)**

one non-contributing building (due to alterations)

One-story prefabricated house on high brick basement. Vinyl siding; replacement sash.

**49 Eagle Street, ca. 1960 (113.5-1-23)**

one non-contributing building (due to alterations)

One-story, side-gable, wood-frame house on steeply banked, concrete block foundation with garage underneath entered under south gable wall. Open, gable-roof entrance porch centered over main entrance. Regular, period fenestration with vinyl replacement sash. Vinyl siding.

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**53 Eagle Street**, ca. 1935 (113.5-1-22)

one contributing building; one contributing outbuilding

One-and-a-half-story, side-gable, wood-frame house with later (late 1900s) one-story, gable-roof wing projecting from south gable wall; gable-roof dormer centered on front roof face over main entrance. Entrance capped by open, gable-roof porch with squared tapered period posts set on molded concrete piers (matches 44 Eagle Street). Partially altered, but symmetrical fenestration with vinyl replacement sash and casements. Vinyl siding; parged foundation.

**Outbuilding:** Two-bay, gable-front, wood-frame garage with addition half-story below grade; wood novelty siding. Built ca. 1940.

**54 Eagle Street**, ca. 1990 (113.5-1-11.100)

one non-contributing building (due to age)

Two-story, side gable, wood frame house. Obscured by trees.

## Ellsworth Street

**4 Ellsworth Street**, ca. 1895 (113.9-2-66)

one contributing building

Two-story, six-bay, side-gable, wood-frame, multi-unit house with two-story, gable-roof, rear ell extending beyond main block gable walls and more than doubling building footprint. Regular period fenestration; windows mainly concealed; doorways in center bays of front facade. Wood clapboard siding with raking frieze and cornerboards. Foundation concealed.

**5 Ellsworth Street** (113.9-2-71)

vacant lot, not counted

**7-9 Ellsworth Street**, ca. 1895 (113.13-2-10)

one contributing building

Two-story, wood-frame, multi-unit house composed of side-gable main block with wide, four-bay, gable-front block centered on main block and projecting towards street. Generally symmetrical plan partially altered with later additions. Mainly period regular fenestration with one-over-one vinyl replacements. Vinyl siding; steeply banked foundation with rear section of the basement above grade.

**8 Ellsworth Street**, ca. 1900 (113.9-2-70)

one contributing building

Two-story, three-bay, flat-roofed, wood frame house with shallow two-story wing projecting from south side. Regular period fenestration with one-over-one metal replacement sash asymmetrically-placed main entrance; small pediment in cornice projects over attic window centered on facade. Wood clapboard siding with deep frieze and cornerboards; banked stone foundation.

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**13 Ellsworth Street, ca. 1910 (113.13-2-11)**  
one contributing building; two contributing outbuildings

Two-story, wood-frame, multi-unit house with irregular plan composed of gable-roof main block with gable-roof and flat-roof additions; large, open porch with scroll sawn corner braces spans north half of facade and wraps north wall of main block. Generally regular period fenestration with mainly one-over-one wood sash in paired and single configurations; demilune windows in attic peaks. Asbestos shingle siding with wood raking frieze and corner boards; steeply banked stone foundation with much of the north and west sections above grade.

**Outbuildings:** Two-bay, side-gable concrete block garage with paired beadboard doors. Built ca. 1950. Side-gable wood-frame outbuilding with paired doors and wood novelty siding. Possible outhouse. Built ca. 1910.

**[no street number] Ellsworth Street (113.9-2-73)**

vacant lot, not counted

## Elm Street

**3 Elm Street, ca. 1880 (113.13-1-19)**  
one contributing building

Two-story, four-bay, flat-roof, wood-frame, multi-unit house with symmetrical plan, bracketed frieze, and low-pitched pediments centered on front and side eaves. Symmetrical, mainly period fenestration with reduced openings and altered main entrances. Vinyl siding; foundation concealed.

**4 Elm Street, ca. 1855 (113.13-1-31)**  
one contributing building

One-and-a-half-story, three-bay, gable-front, wood-frame house with Greek Revival-era partial returns; one story, side-gable wing projects from south eave wall and forms L-plan. Open porch, partially remodeled, spans facade of main block; details match those on shed-roof entrance porch on wing. Regular, period fenestration with asymmetrically placed main entrance and one-over-one replacement sash. Vinyl siding; parged foundation.

**5 Elm Street, ca. 1890 (113.13-1-20)**  
one non-contributing building (due to alterations)

Two-story, gable-roof, wood-frame outbuilding converted to a multi-unit house (ca. 2000). Open, two-story dimensional lumber staircase capped by a gable roof spans most of front facade. Irregular fenestration with variety of sash and doors. Vinyl siding; foundation concealed.

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**6 Elm Street, ca. 1900 (113.13-1-30)**

one contributing building; one contributing outbuilding

Two-story, three-bay, cross-gable, T-plan, multi-unit, wood-frame house. Open, hip-roof porch with later posts and railing spans facade; open, side entrance porch with simple corner braces in southwest corner formed by T-plan. Regular period fenestration with asymmetrically placed main entrance and replacement sash. Vinyl siding; stone foundation.

**Outbuilding:** Small one-story, gable-front, outbuilding with vinyl siding. Built ca. 1900.

**11 Elm Street, ca. 1990 (113.13-1-29)**

one non-contributing building (due to age)

Medical office building: one-story, side-gable medical office building with vinyl siding and casement windows.

**12 Elm Street, ca. 1880 (113.13-1-27)**

one contributing building

Two-story, three-bay, gable-front, wood-frame house; two-story, gable-roof wing projects from south eave wall; two-story, shed-roof rear ell. Open, hip-roof porch with scroll sawn corner braces spans facade. Partially altered, generally regular fenestration with asymmetrically placed main entrance and one-over-one replacement sash. Aluminum siding; parged foundation.

**14 Elm Street, ca. 1860 (113.13-1-47)**

one contributing building

One-and-a-half-story, three-bay, side-gable, wood-frame house with later two-story, gable-roof ell extends west beyond gable wall of main block forming a jogged plan; enclosed, shed-roof porch spans east gable wall of main block, nearly flush with sidewalk. Symmetrical period fenestration with mainly wood sash. Wood clapboard siding with corner boards. Steeply banked foundation with basement story of main block one story below street level and second story of ell adjoining first story of main block.

**16 Elm Street, ca. 1860 (113.13-1-46)**

one contributing building

Wood-frame house composed of earlier (ca. 1860, east part) one-and-a-half-story, gable-front block with larger two-story, three-bay, gable-front block added to its west eave wall ca. 1895. Newer section features Queen Anne scalloped wood shingle tympanum and turned posts on open porch. Later section retains regular period fenestration with asymmetrically placed main entrance; first story of older section recently altered. Wood clapboard siding; steeply banked foundation with exposed high basement on western section.

**17 Elm Street, ca. 1845 (113.13-1-48)**

one contributing building; one non-contributing building (due to age); one contributing outbuilding

Two-story, five-bay, side-gable, wood-frame house on a steeply banked foundation with basement story above grade on north gable wall; one-story, gable-roof wing projects from south gable wall of main block; one-story, gable-roof, rear ell. Open, shed-roof porch (recent addition) spans center three bays of front facade. Symmetrical period fenestration with one-over-one vinyl replacement sash. Vinyl siding; parged foundation.

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Modular house on permanent foundation (placed ca. 1990)

**Outbuilding:** Wood-frame garage (ca. 1950)

**[no street number] Elm Street (113.13-1-26.200)**

vacant lot, not counted

**[no street number] Elm Street (113.13-1-26.100)**

vacant lot, not counted

**20 Elm Street, ca. 2020 (113.13-1-45)**

one non-contributing building (due to age)

One-story cross-gable wood-frame house on steeply banked basement.

**21 Elm Street, ca. 1885 (113.13-1-49)**

one contributing building; one contributing outbuilding

Two-story, three-bay, symmetrical plan, flat-roof, wood-frame, multi-unit house with bracketed Italianate frieze capping front facade; enlarged ca. 1895 with matching full-height wings projecting west and east from main block and an ell spanning rear and nearly doubling footprint. Open, hip-roof porch with turned posts spans facade. Regular, mainly period fenestration with replacement sash. Vinyl siding; steeply banked stone foundation.

**Outbuilding:** One-and-a-half-story gable-front carriage barn with wood novelty siding. Built ca. 1885.

**[no street number] Elm Street (113.13-1-50)**

vacant lot, not counted

**22 Elm Street, ca. 1885 (113.13-1-44)**

one contributing building

Two-story, six-bay, flat-roof, wood frame, multi-unit house. Open, hip-roof porch centered over paired main entrances on facade; open, shed-roof entrance porches on west and east elevations; deep, plain frieze caps front facade. Regular symmetrical, period fenestration. Wood clapboard siding; steeply banked parged foundation.

**27 Elm Street, ca. 1880 (113.13-1-51)**

one contributing building

Three-story, three-bay, gable-front, wood frame house on steeply banked foundation; two-story, gable-roof wing projects from east eave wall on uphill side of the house and forms an L-plan; deep raking frieze with keyhole window in front peak. Recently added open, shed-roof porch with steps ascending to period entrance porch in corner of L-plan. Regular, generally period fenestration with replacement sash. Wood clapboard siding; foundation concealed.



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## Elmwood Avenue

### **19 Elmwood Avenue**, ca. 1955 (113.9-1-19)

one non-contributing building (due to alterations)

One-story, L-plan ranch-style house on high cinder block basement with garage. Regular period fenestration with replacement sash. Asbestos shingle siding.

### **[20 and 22] Elmwood Avenue** (113.9-1-18)

two non-contributing buildings (due to alterations)

Gable-roofed house trailer on permanent foundation. ca. 1960

Modular house with low pediment on long wall set on permanent foundation. Recent addition with vinyl siding. ca. 1980

### **24 Elmwood Avenue**, ca. 1930 (113.9-1-17)

one contributing building

One-and-a-half-story, gable-front, wood-frame house with enclosed, gable-front porch spanning facade; recent (ca. 2019) addition composed of one story, side-gable wing with a two-bay garage is set on two-level poured concrete foundation projecting from south eave wall of original house. Symmetrical, period fenestration on with vinyl replacement sash. Vinyl siding; concrete block foundation.

## Garden Street

### **4 Garden Street**, ca. 1900 (112.12-1-35)

one contributing building

Two-story, five-bay, side-gable, wood frame house with a later (early 1900s) full-height, one-bay, gable-roof wing projecting from north gable wall. Open, shed-roof porch over main entrance centered on front facade; open, shed-roof side entry porch on wing. Symmetrical period fenestration with vinyl replacement sash. Vinyl siding; foundation concealed.

### **5, 7 and 11 Garden Street** (113.9-1-37)

one contributing building; one non-contributing building (due to age); one contributing outbuilding; one non-contributing outbuilding (due to age)

One-story, side-gabled, wood-frame house turned 90 degrees to street and set on steeply banked block foundation; one-bay garage under house opens to street. Open deck (recent addition) spans east half of facade; enclosed, gable-roof, rear entry porch. Regular period fenestration with replacement sash. Vinyl siding. ca. 1945

House trailer. On wood pier foundation, clad with T-111 siding; vinyl replacement sash in altered fenestration, ca. 1975

**Outbuildings:** Small wood-frame, gable roof shed with wood clapboard siding, on concrete foundation. ca. 1960.

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Wood-frame garage with asymmetrical gable roof and vinyl siding. ca. 1990.

**6 Garden Street**, ca. 1900 (112.12-1-36)  
one non-contributing building (due to alterations)

Wood-frame house with side-gable roof raised asymmetrically in recent renovation that alters historic massing. One-story, gable-roof rear ell and enclosed, side entry porch recessed under shed roof may be part of renovation as is altered fenestration with casements. T-111 siding; parged foundation.

**16 Garden Street**, ca. 1885 (112.12-1-37)  
one contributing building; two contributing outbuildings

Two-story, cross-gable, Gothic Cottage-style, wood frame house with postwar additions and alterations to decorative scheme. Largest addition is garage and service wing projecting from rear of house, which includes three garage bays, two under an asymmetrically gable two-story block and a third in the hyphen connecting the garage to the main house. Partially open porch wraps front and east side of main block, and later wing projects from west side. Partially altered period fenestration with replacement windows. Wood shingle siding with raking frieze; foundation concealed.

**Outbuildings:** Large, one-story, gable-front, wood frame carriage barn (ca. 1880)

One-story, one-bay, gable-front, wood-frame garage with salt-box roofed addition (ca. 1950)

**[no street number] Garden Street** (112.12-1-38)  
vacant lot, not counted

**[no street number] Garden Street** (112.12-1-39)  
vacant lot, not counted

**26 Garden Street**, ca. 1910 (113.9-1-16)  
one contributing building

Two-story, seven-bay, square-plan, hip-roof (capped by a flat deck), multi-unit, wood frame house with hip-roof dormers on north, east, and south roof faces. Open, two-story porch spans most of facade. Symmetrical period fenestration with projecting center entrance; many sash replaced. Asbestos shingle siding; banked stone foundation.

## Ham Street

**2 Ham Street**, ca. 1930 (113.9-1-21)  
one contributing building

One-story, three-bay, hip-roof, wood-frame bungalow house with shed-roof, vented dormer centered on front roof face. Recessed, open porch with squared, tapered period posts spans facade. Symmetrical period fenestration with replaced sash. Asbestos shingle siding; concrete block foundation.

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**3 Ham Street, ca. 1900 (113.9-1-15)**

one contributing building; one contributing outbuilding

Two-story, three-bay, hip-roof, symmetrical plan, multi-unit, wood-frame house with prominent pediment centered over paired main entrances in center front; two-story, hip-roof, rear ell with porches in corners formed with main block. Open, shed-roof porch supported by turned posts and corner braces spans facade. Regular, symmetrical, period fenestration using single and paired openings with replacement sash. Vinyl siding; concealed banked foundation.

**Outbuilding:** Two-story, wood frame carriage barn with later shed-roof addition. Built ca. 1900.

**4 Ham Street, ca. 1930 (113.9-1-20)**

one contributing building

One-story, gable-front, wood-frame bungalow with shed-roof porch with tapered corner pilasters (later enclosed) spanning most of facade. Symmetrical period fenestration with one-over-one replacement sash. Wood shingle siding, corner and watertable boards; concrete block foundation.

## Highland Avenue

**2 Highland Avenue, ca. 1895 (112.12-1-14)**

one contributing building

Two-story, twelve-bay, side-gable, wood-frame, multi-unit house with two sets of paired entrances, each capped by hip-roof porches also spanning the one adjoining bay on either side. Regular period fenestration with one-over-one replacement sash. Wood clapboard siding; parged stone foundation.

**3 Highland Avenue (112.12-1-34)**

vacant lot, not counted

**4 Highland Avenue, ca. 1885 (112.12-1-15)**

one contributing building; one contributing outbuilding

Two-story, L-plan, gable-front, multi-unit, wood-frame house with two-story wing projecting from south eave wall. Front porch replaced by open wood deck. Partially altered fenestration with mix of period and replacement sash; paired entrances asymmetrically in north half of front facade; retains period keyhole window. Wood clapboard siding with raking frieze and corner boards; foundation concealed.

**Outbuildings:** Wood-frame, gable-front carriage barn. Built ca. 1895.

**5 Highland Avenue, ca. 1885 (112.12-1-33)**

one contributing building, two non-contributing outbuildings (due to alterations and age)

Two-story, three-bay, gable-front, wood frame house with slightly lower, gable-roof wing projecting from east eave wall; one-story, gable-roof, rear ell. Open, hip-roof porch with turned posts and corner braces spans facade and corner to wing. Regular, period fenestration incorporates asymmetrically placed main entrance with paired period doors; diamond-shaped window in peak of facade and wing; and two over two wood sash. Wood clapboard siding with raking frieze and corner boards; parged foundation.

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**Outbuildings:** Shed-roofed wood-frame shed with wood novelty siding. Built ca. 1930.  
Shed-roof wood-frame shed with wood board-and-batten siding. Built ca. 1980

**6 Highland Avenue, ca. 1885 (112.12-1-16)**

one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front, wood-frame house with two-story, gable-roof wing projecting from south eave wall; main block extended to rear ca. 1930. Open, hip-roof porch with Tuscan columns spans facade and part of south side. Regular, mainly period fenestration; period keyhole window in peak; asymmetrically placed main entrance. Wood clapboard siding, raking frieze, and corner boards; parged foundation.

**Outbuilding:** Gable-front, wood-frame carriage barn with shed-roofed addition on eave wall. Novelty wood siding. Built ca. 1885.

**7 Highland Avenue, ca. 1885 (112.12-1-32)**

one contributing building

Two-story, four-bay, side-gable, wood-frame, multi-unit house on steeply banked stone foundation. Large open, two-story, shed-roof porch with exterior stair to upper unit spans south gable wall. Regular, symmetrical mainly period fenestration with center entrance and mainly one-over-one replacement sash. Vinyl siding.

**8 Highland Avenue, ca. 1885 (112.12-1-17)**

one contributing building

Two-story, three-bay, L-plan, gable-front, wood-frame house with two-story, gable-roof wing projecting from south eave wall; one-story, concrete block, shed-roof rear ell. Recently added open, gable-roof entrance porch centered over asymmetrically placed main entrance. Regular, partially altered, fenestration with replacement sash. Asbestos shingle siding with wood raking frieze; parged foundation.

**9 Highland Avenue, ca. 1885 (112.12-1-31)**

one contributing building

Two-story, three-bay, gable-front, wood frame house on a steeply banked foundation. Open, hip-roof porch with turned posts spans facade and front half of south eave wall. Regular, period fenestration with asymmetrically placed main entrance and two over two wood sash. Wood clapboard siding with raking frieze and corner boards.

**10 Highland Avenue, ca. 1885 (112.12-1-18)**

one contributing building

Two-story, six-bay, side-gable, symmetrical plan, multi-unit, wood-frame house. Open, hip-roof porch spans four middle bays with paired entrances capped by transom windows. Regular period fenestration with one-over-one replacement sash; round-arched window in south peak. Wood clapboards; raking frieze; parged foundation.

**[no street number] Highland Avenue (112.12-1-19)**

vacant lot, not counted

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**[no street number] Highland Avenue, ca. 1885 (112.12-1-30)**

one contributing building

Two-story, wood-frame, multi-unit house with irregular plan composed of side-gable main block with two-story gable-front block projecting towards street. Mainly period fenestration with varied replacement sash and doors except for gabled attic openings in peaks. Wood clapboard siding with raking frieze and corner boards; steeply banked stone foundation.

**13 Highland Avenue, ca. 1890 (112.12-1-29)**

one contributing building

Two-story, five-bay, flat-roof, wood frame house on steeply banked stone foundation. Partially altered period symmetrical fenestration with replacement sash. Aluminum siding. Built as a tenement.

**[no street number] Highland Avenue (112.12-1-25.200)**

vacant lot, not counted

**[no street number] Highland Avenue (112.12-1-27)**

vacant lot, not counted

**14 Highland Avenue, ca. 1895 (112.12-1-20)**

one contributing building; one non-contributing outbuilding (due to age)

Two-story, three-bay, L-plan, wood-frame house with two-story, gable-roof wing projecting from south eave wall; one-story, gable-roof, rear ell with enclosed rear entry porch. Open, hip-roof porch (most components recent replacements) supported by Tuscan columns spans south half of facade and corner with wing. Regular mainly period fenestration with two over two wood sash, decorative, diamond-shaped window in peak of front facade, and asymmetrical entrance. Vinyl siding with wood raking frieze; stone foundation.

**Outbuilding:** Two-bay, wood-frame garage, built ca. 2000. Wood-frame building with tall frame used as a cabana; may be older than that use.

**16 Highland Avenue, ca. 1896 (112.12-1-21)**

one contributing building

Two-story, six-bay, multi-unit, wood-frame house with deep-eaved, hipped roof capped by a flat deck. Deck-style porch (recent alteration) with wide flight of stairs spans center four bays. Symmetrical, period fenestration with paired main entrances capped by transom lights centered on front facade and one-over-one replacement sash. Wood clapboard siding with deep frieze and cornerboards. Banked front lawn with early concrete steps to center walk.

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**18 Highland Avenue, ca. 1895 (112.12-1-22)**  
one contributing building

Two-story, three-bay, L-plan, cross-gable, wood frame house with two-story wing projecting from south eave wall. Open, hip-roof porch with turned posts spans facade and wraps corner with wing. Regular, partially altered fenestration with one-over-one replacement sash; asymmetrically placed main entrance. Vinyl siding; banked foundation. Banked front lawn with early (ca.1920-40) concrete steps.

**20 Highland Avenue, ca. 1905 (112.12-1-23)**  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, three-bay, gable-front, wood frame house. Open, hip-roof porch with period roof and replaced posts and railing spans facade. Partially altered, regular period fenestration with 1/1 replacement sash; asymmetrically placed main entrance. Vinyl siding; parged foundation. Banked front lawn.

**Outbuilding:** 1-bay concrete block garage opens onto the sidewalk one story below grade of the house. Built ca. 1950.

**22 Highland Avenue, ca. 1885 (112.12-1-24)**  
one contributing building; one contributing outbuilding

Two-story, three-bay, L-plan, gable-front, wood frame house with two-story, gable-roof wing projecting from south eave wall. Open, hip-roof porch with period pierced splat posts and braces spans facade and wraps corner to wing. Regular, period fenestration with two over two wood sash, novelty windows in peaks, and asymmetrically placed, recessed, period main entrance with paired doors and transom light. Wood clapboard siding with deep raking frieze and corner boards; parged foundation. Banked front lawn with early (ca.1920-40) concrete steps.

**Outbuilding:** Gable-front, wood-frame carriage barn. Built ca. 1885.

**24 Highland Avenue, ca. 1950 (112.12-1-25.100)**  
one non-contributing building (due to alterations)

Two-story, two-bay, gable-front, wood-frame house on a banked foundation. Open, wood-frame deck on south eave wall. Regular, but altered, fenestration. Vinyl siding with faux stone veneer on basement.

**26 Highland Avenue, ca. 1960 (112.12-1-26)**  
one contributing building

Ranch-style, wood-frame house with 2-bay garage under southeast end of banked foundation; concrete retaining walls flank driveway. Regular period fenestration. Aluminum siding.

**[no street number] Highland Avenue, ca. 1980 (113.9-1-1)**  
two non-contributing buildings (due to age)

Two modular houses on permanent foundations.

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## Lake Shore Drive

**Lake Shore Drive (113.9-3-82)**  
one contributing site

Summit Lake. Reservoir created by successive damming of Agawamuck Creek to provide head to power mills opened in Philmont beginning in early 1800s. Reservoir is now used recreationally.

**3 Lake Shore Drive, ca. 1845 (113.13-2-29)**  
one contributing building; one contributing outbuilding

One-and-a-half-story, three-bay, side-gable, wood frame house with one-story ell spanning rear wall. Open hip-roof porch spans facade. Regular period fenestration with wood six over six and six over nine sash. Wood clapboard siding with partial returns; parged foundation.

**Outbuildings:** Wood-frame, one-bay garage with concrete block foundation and wood clapboard siding. Built ca. 1940.

**[no street number] Lake Shore Drive (113.13-2-22)**  
vacant lot, not counted

**6 Lake Shore Drive, ca. 1930 (113.13-2-19)**  
one contributing building

One-story, three-bay, gable-front, wood-frame house with exposed rafter tails. Open, hip-roof porch with Tuscan columns centered on facade. Symmetrical, period fenestration with centered main entrance; mix of single and paired openings with six over one wood sash. Asbestos shingle siding; concrete block foundation.

**8 Lake Shore Drive, ca. 1880 (113.13-2-21)**  
one contributing building

Two-story, cross-gable, L-plan, wood-frame house (now multi-unit) on steeply banked foundation with exposed basement facing the street; hip-roof rear ell. Open, shed-roof entrance porch with squared chamfered posts in corner of L-plan accesses first floor. Partially altered, regular, period fenestration with mainly replacement sash; three-sided bay window with period details projects above side porch; triangular novelty windows in peaks. Vinyl siding; foundation concealed.

**10 Lake Shore Drive, ca. 1930 (113.13-2-20)**  
one contributing building; one non-contributing outbuilding (due to alterations)

One-story, gable-front, wood-frame house with later (post-1945) one-story wing projecting from west eave wall. Regular, period fenestration with one-over-one replacement sash. Asbestos shingle siding; concrete block foundation.

**Outbuildings:** one bay, gable-front garage. Built ca. 1960.

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**[no street number] Lake Shore Drive, ca. 1980 (113.13-2-17)**  
one non-contributing building (due to age)

Philmont Community Center. One-story recreational building with gable roof. Building features regular fenestration with paired openings. Vinyl siding; concrete block foundation.

**[no street number] Lake Shore Drive (113.13-2-18)**  
vacant lot, not counted

### **Main Street (NY 217)**

**1 Main Street (NY 217), ca. 1860 (112.16-1-5)**  
one contributing building

One-and-a-half-story, three-bay, gable-front, wood-frame house with slightly lower rear addition on same roof axis. Regular period fenestration with one-over-one vinyl sash. Wood clapboard siding; parged foundation.

**2 Main Street (NY 217), ca. 1860 (112.12-1-57)**  
one non-contributing building (due to alterations)

One-and-a-half-story, gable-front, wood-frame house with similar height wing forming an L-plan. Altered fenestration with mainly vinyl casements. Vinyl siding; parged foundation.

**3 Main Street (NY 217), ca. 1860 (112.16-1-6)**  
one contributing building; one contributing outbuilding

One-and-a-half-story, side-gable, wood-frame house with lean-to spanning rear wall. Glazed hip-roof porch (added mid-1900s) spans facade. Regular, mainly period fenestration with replacement sash. Vinyl siding; foundation appears to be replaced with concrete blocks.

**Outbuilding:** Gable-roof, wood-frame shed, built ca. 1940.

**4 Main Street (NY 217), ca. 1860 (112.12-1-56)**  
one contributing building

One-and-a-half-story, three-bay, gable-front, wood-frame with cross-gable wing. Open hip-roof porch (added ca.1910) supported by replaced posts and railing spans front of main block and wing. Retains period fenestration with one-over-one replacement sash. Aluminum siding; parged foundation.

**5 Main Street (NY 217), ca. 1885 (112.16-1-7)**  
one contributing building

Two-story, three-bay, gable-front wood frame house with same-height shallow wing adjoining west eave and forming L-plan. Open porch with square posts spans facade. Retains mainly period fenestration with replacement one-over-one sash; main entrance with paired doors capped by a transom. Vinyl siding; parged foundation.



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**6 Main Street (NY 217), ca. 1860 (112.12-1-58)**  
one contributing building

Two-story, four bay, side-gable, multi-unit wood-frame house. Regular period fenestration with four light replacement sash; paired entrances in center two bays of front facade. Wood clapboard siding; foundation banked to rear to expose basement repaired with concrete blocks.

**7 Main Street (NY 217), ca. 1925 (112.16-1-8)**  
one contributing building; one contributing outbuilding

One-and-a-half-story, three-bay, gable-front, wood-frame bungalow with hip-roof glazed porch spanning facade. Regular period fenestration with single and paired openings, some one-over-one wood and some replaced. Asbestos shingle siding with period wood braces under the front eaves; concrete block foundation.

**Outbuilding:** three-bay, shed-roof garage with paired period doors with six-light upper panels. Wood novelty siding. Built ca. 1930.

**9 Main Street (NY 217), ca. 1890 (112.16-1-9)**  
one contributing building; one contributing outbuilding

Two-story, five-bay, gable-front, wood-frame, multi-unit house with dormers cross-gable into main roof on both eave walls. Hip-roof porch supported by turned posts set on enclosed railing spans facade (porch glazed early 1900s). Rectangular period fenestration using paired and single openings with two over two wood sash. Vinyl siding; parged foundation.

**Outbuilding:** Two-story, gable-front, wood-frame carriage barn with wood novelty siding. Built ca. 1895.

**10 Main Street (NY 217), ca. 1860 (112.12-1-59)**  
one contributing building

One-and-a-half-story, five-bay, side-gable, multi-unit wood frame tenement. Regular period fenestration with recently replaced sash; three half-windows evenly spaced across upper-story front; paired doors centered on the first story front. Wood clapboard siding replaced in kind; aging metal roof.

**11 Main Street (NY 217), ca. 1920 (112.16-1-10)**  
one contributing building; one contributing outbuilding

One-and-a-half-story, gable-front wood frame bungalow with enclosed, one-story wing projecting from east eave wall. Regular period fenestration with replacement sash. Vinyl siding; concrete foundation.

**Outbuilding:** two-bay, gable-front wood-frame garage. Built ca. 2000.

**12 Main Street (NY 217), ca. 1865 (112.12-1-60)**  
one contributing building

Two-story, three-bay, gable-front, wood frame commercial building. Regular period fenestration with replacement six over one vinyl sash in upper story. Large open porch spanning front and part of west side. Vinyl siding; parged foundation.

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**14 Main Street (NY 217), ca. 1855 (112.12-1-61)**  
one contributing building

Two-story, three-bay, gable-front, wood-frame house with later flat-roof rear ell. Open shed-roof porch spanning facade. Retains regular period fenestration with one-over-one replacement sash and asymmetrically placed Greek Revival entrance with side and transom lights. Vinyl siding; parged foundation.

**18 Main Street (NY 217), ca. 1900 (112.12-1-64)**  
one non-contributing building (due to alterations)

Two-story, gable-roof, wood-frame house with several additions including a two-bay, gable-front garage facing highway. Irregular fenestration with varied sash. Wood board-and-batten siding.

**19 Main Street (NY 217), ca. 1915 (112.16-1-12)**  
one contributing building; one contributing outbuilding

One-and-a-half-story, five-bay, side-gable, wood-frame, multi-unit house with exposed rafter tails and regular period fenestration with mainly replaced sash. Variety of wood sidings; foundation concealed. May reuse an earlier storage building that was part of the mill property and mapped by 1898.

**Outbuilding:** One-bay, gable-front, wood-frame garage with exposed rafter tails. Built ca. 1930.

**22 Main Street (NY 217), ca. 1855 (112.12-1-68)**  
one contributing building

One-and-a-half-story, three-bay, side-gable, wood-frame house with lean-to ell spanning rear wall. Open, shed-roof porch spanning three bays of front is a recent addition. Partially altered fenestration retains three friezeband windows in facade. Vinyl siding; parged foundation; recently added steel roof.

**23 Main Street (112.16-1-13)**

vacant lot, not counted

**23 Main Street (NY 217), ca. 1862 (112.16-1-14)**  
one contributing building ; one contributing outbuilding

Two-story, twelve-bay, side-gable, wood-frame mill building recently converted to apartments. Three entrances evenly spaced across facade are capped by open gable porches. Regular fenestration with twelve over four replacement sash probably follows early fenestration of the Aken mill. Wood clapboard siding; concealed foundation.

**Outbuilding:** Two-bay, gable-front wood-frame garage with wood novelty siding. Built ca. 1940.

**25 Main Street (112.16-1-15)**

vacant lot, not counted

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**26 Main Street (NY 217)**, ca. 1855 (112.12-1-69)  
one contributing building; one contributing outbuilding

One-and-a-half-story, five-bay, side-gable, two-unit, wood-frame house on banked foundation; basement exposed on west gable wall and north (rear). Open, hip-roof porch spans center three bays. Symmetrical period fenestration with paired entrances in center bay, friezeband windows in upper-story front, and one-over-one vinyl replacement sash; period three-light casements in frieze. Asbestos shingle siding; parged foundation; recent standing seam metal roof.

**Outbuilding:** One-bay, gable-front garage. Built ca. 1940.

**27 Main Street (NY 217)**, ca. 1995 (112.16-1-17)  
one non-contributing building (due to age)

One-story, side-gable, prefabricated wood-frame house on steeply banked, poured concrete foundation; all synthetic exterior finishes.

**29 Main Street (NY 217)**, ca. 1990 (112.16-1-18)  
one non-contributing building (due to age)

One-story, side-gable, prefabricated wood-frame house on slightly banked poured concrete foundation; all synthetic exterior finishes.

**31 Main Street (NY 217)**, 1861 (112.16-1-19)  
one contributing building; one contributing outbuilding

One-and-a-half-story -story, two-bay, gable-front, wood-frame house with steeply pitched roof trimmed with curvilinear bargeboard featuring trefoil drops. Open, shed-roof porch with square posts and railing spans facade. Regular period fenestration, partly altered on first-floor front, with replacement one-over-one sash. Vinyl siding; steeply banked parged foundation with full height basement exposed on rear wall. (Part of Cedar Row built by Nelson P. Aken)

**Outbuilding:** Two-compartment, shed-roof wood shed straddles property line and is shared with 33 Main St. Built ca. 1861.

**33 Main Street (NY 217)**, 1861 (112.16-1-20)  
one contributing building; one contributing outbuilding

One-and-a-half-story, two-bay, gable-front, wood-frame house with steeply pitched roof trimmed with curvilinear bargeboard featuring trefoil drops. Open, hip-roof porch with turned posts and corner braces spans east half of facade. Regular period fenestration with replacement one-over-one sash. Vinyl siding; steeply banked parged foundation with full height basement exposed on rear wall. (Part of Cedar Row built by Nelson P. Aken)

**Outbuilding:** Two-compartment, shed-roof wood shed straddles property line and is shared with 31 Main St. Built ca. 1861.

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**35 Main Street (NY 217), 1861 (112.16-1-21)**

one contributing building; one contributing outbuilding

One-and-a-half-story, two-bay, gable-front, wood-frame house with steeply pitched roof trimmed with curvilinear bargeboard featuring trefoil drops. Open, hip-roof porch with turned posts and corner braces spans east half of facade. Regular period fenestration with varied replacement sash. Aluminum siding; steeply banked parged concrete block foundation with full height basement exposed on rear wall. (Part of Cedar Row built by Nelson P. Aken)

**Outbuilding:** Two-compartment, shed-roof wood shed straddles property line and is shared with 37 Main St. Built ca. 1861.

**37 Main Street (NY 217), 1861 (112.16-1-22)**

one contributing building; one contributing outbuilding

One-and-a-half-story, two-bay, gable-front, wood-frame house with steeply pitched roof trimmed with curvilinear bargeboard featuring trefoil drops. Open, hip-roof porch with turned posts and corner braces spans east half of facade. Regular period fenestration with replacement one-over-one sash. Vinyl siding with raking frieze and corner boards; steeply banked parged foundation with full height basement exposed on rear wall. (Part of Cedar Row built by Nelson P. Aken)

**Outbuilding:** Two-compartment, shed-roof wood shed straddles property line and is shared with 35 Main St. Built ca. 1861.

**39 Main Street (NY 217), 1861 (112.16-1-23)**

one contributing building; one contributing outbuilding

One-and-a-half-story, two-bay, gable-front, wood-frame house with steeply pitched roof trimmed with curvilinear bargeboard featuring trefoil drops. Open, hip-roof porch with squared, chamfered posts and corner braces spans east half of facade. Regular period fenestration with replacement one-over-one sash. Asbestos shingle siding; steeply banked parged foundation with full height basement exposed on rear wall. (Part of Cedar Row built by Nelson P. Aken)

**Outbuilding:** Two-compartment, shed-roof wood shed straddles property line and is shared with 41 Main St. Built ca. 1861.

**40 Main Street (NY 217), ca. 1855 (112.12-1-75)**

one contributing building; one contributing outbuilding

Harder Mansion. Brick house composed of two-story, L-plan main block and one-story rear ell with bracketed cornices and each capped by slate-clad mansard roof (ca. 1870) adding another story. Open porch spans facade and wraps part of the west side. Regular period fenestration with varied wood sash; paired Queen Anne entrance doors asymmetrically placed on front facade. High stone basement foundation, about a half-story above grade. Stone wall with cobblestone gateposts encloses property on Prospect, Main, and Block street frontages.

**Outbuilding:** Large brick carriage barn with steeply pitched pyramidal roof and banked foundation. Built ca. 1895.

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**41 Main Street (NY 217), 1861 (112.16-1-24)**

one contributing building; one contributing outbuilding

One-and-a-half-story, two-bay, gable-front, wood-frame house with steeply pitched roof trimmed with curvilinear bargeboard featuring trefoil drops. Open, hip-roof porch with turned posts and corner braces spans east half of facade. Regular period fenestration with replacement six over six sash. Brick-textured asphalt shingle siding; steeply banked parged foundation with full height basement exposed on rear wall. (Part of Cedar Row built by Nelson P. Aken)

**Outbuilding:** Two-compartment, shed-roof wood shed straddles property line and is shared with 39 Main St. Built ca. 1861.

**43 Main Street (NY 217), ca. 1855 (112.16-1-25)**

one contributing building

Two-story, two-bay, gable-front, wood-frame house with raking frieze and deep eaved roof supported by scrolled brackets. Open hip-roof porch with splat supports spans facade. Regular, mainly period fenestration with one-over-one replacement sash. Wood clapboard siding with cornerboards; steeply banked foundation with basement exposed at the rear.

**45 Main Street (NY 217), ca. 1855 (112.16-1-26)**

one contributing building; one contributing outbuilding

Two-story, three-bay, square-plan, wood-frame house with low, deep-eaved pyramidal roof supported by scrolled brackets. One-story, flat-roof wing projects from east side and adjoins rear service ell. Open, hip-roof porch (added early 1900s) supported by Tuscan columns spans front and curves to east side to wing. Regular period fenestration with one-over-one replacements; first story front openings retain drapery heads. Wood clapboard siding; steeply banked foundation with exposed basement at rear.

**Outbuilding:** Small gable-front, wood-frame horse barn with later shed-roof addition to west eave wall. Varied wood siding. Built ca. 1855.

**47 Main Street (NY 217), ca. 1875 (112.16-1-27)**

one contributing building; one contributing outbuilding

Two-story, cross-gable, wood-frame, L-plan house with two and one half story square tower capped by pyramidal roof with flared eaves set in corner of plan. Regular period fenestration with single openings with two over two wood sash in first story and paired openings with one-over-one wood sash upstairs. Wood clapboard siding with corner boards and water table boards; Stick-style details in peaks and tower; stone foundation.

**Outbuilding:** One and a half story, gable-front, wood-frame carriage barn with cross-gable wing. Wood novelty siding. Built ca. 1870.

**48 Main Street (NY 217), ca. 1855 (113.13-1-8)**

one contributing building; one contributing outbuilding

One-and-a-half-story, three-bay, side-gable wood frame house with Craftsman details including exposed rafter tails and gable dormers breaking front eave line. Open hip-roof porch with clapboard covered railing matches

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house. Regular period fenestration with period three over one wood sash upstairs and sides and tripled openings flanking main entrance. House might be ca. 1910 remodel of much earlier building into a duplex.

**Outbuilding:** Large, two bay garage with upstairs domestic space lit by tripled openings in peak and gable dormers matches style of house. Wood clapboard siding. Built ca. 1910.

**49 Main Street (NY 217), ca. 1855 (112.16-1-28)**

one contributing building; one contributing outbuilding

One-and-a-half-story, four-bay, side-gable, wood-frame house with one-story, gable-roof rear ell; Greek Revival cornice with friezeband windows and partial returns. Shed-roof Queen Anne porch with turned posts spans facade. Regular period fenestration with two over two wood sash and three-light casements in frieze. Wood clapboard siding with beaded lower edge and cornerboards; parged foundation.

**Outbuilding:** Shed-roof, two-bay, wood-frame garage with wood novelty siding, built ca. 1930.

**52 Main Street (NY 217), ca. 1875 (113.13-1-6)**

one contributing building

Two-story, four-bay, L-plan, flat-roof, wood-frame building with bracketed Italianate eaves; open two-story porch (added early 1900s) on west side. Regular mainly period fenestration with variety of sash. Asbestos shingle siding; banked, parged foundation. Adjoins west side of 54 Main St.

**53 Main Street (NY 217), ca. 1900 (113.13-1-9)**

one contributing building; one contributing outbuilding

Two-story, hip-roof, Queen Anne wood frame house with gabled dormers projecting from front and side roof faces. Hip-roof porch partially enclosed and partially screened spans facade. Replaced screened sleeping porch on second story, northeast corner. Regular period fenestration with one-over-one wood sash. Asbestos shingle siding; banked brick foundation with basement exposed on rear wall.

**Outbuilding:** Two-bay, shed-roof, wood-frame shed with wood novelty siding. Built ca. 1930.

**53 Main Street (113.13-1-10)**

vacant lot, not counted

**53 Main Street (113.13-1-11)**

vacant lot, not counted

**54 Main Street (NY 217), ca. 1875 (113.13-1-5)**

one contributing building

Two-story, four-bay, flat-roof, wood-frame building capped by Italianate cornice featuring scrolled brackets alternating with blind lozenges. Open hip-roof porch with turned posts added early 1900s. Regular period fenestration with replacement sash. Wood clapboard siding; banked foundation.

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**55 Main Street (NY 217), ca. 1855 (113.13-1-12)**  
one contributing building

One-and-a-half-story, L-plan, wood-frame Gothic Revival house with later (ca. 1880) Italianate rear ell. Main block features vergeboard with trefoil design on main block and open porch with arcaded frieze with oak leaf and acorn cutouts spanning wing. Regular period fenestration with mainly one-over-one replacement sash; main entrance in wing. Aluminum siding; parged foundation.

**56 Main Street (NY 217), ca. 1875 (113.13-1-4)**  
one contributing building

Hopkins House. Three-story, six-bay, flat-roof commercial building with bracketed Italianate cornice capping facade. Open porch with replaced posts and railing spans first-story facade. First-story front features three period entrances alternating with paired windows; upper story openings are single windows all with two over two wood sash. Asbestos shingle siding; banked stone foundation under east section; brick foundation under west section (added ca. 1904).

**57 Main Street (NY 217), ca. 1870 (113.13-1-13)**  
one non-contributing building (due to alterations)

Two-story, side-gable, wood-frame house on steeply banked concrete block foundation; shed-roof screened porch spans second story north eave wall. Appears to replace an earlier building.

**59 Main Street (NY 217), ca. 1870 (113.13-1-58.100)**  
one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front, wood-frame house with slightly lower wing projecting from west eave wall to form an L-plan; long, narrow ell projects from rear wall of the wing. Octagonal tower and open Queen Anne porch (added ca. 1910) spans front and curves around west side. Partial returns on main block. Regular period fenestration with mainly wood sash and doors. Wood clapboard siding with partial returns and corner boards; foundation concealed.

**Outbuilding:** Two-story, wood-frame carriage barn with wood clapboard siding. Built ca. 1870.

**61 Main Street (NY 217), ca. 1870 (113.13-1-14)**  
one contributing building; one contributing outbuilding

Two-story, gable-front, wood-frame house with lower two-story wing projecting from west eave wall. Open hip-roof porch with squared, chamfered posts spans facade; large vergeboard in front peak; heavy partial returns and deep bracketed eaves. Regular period fenestration with mainly wood one-over-one sash; some openings feature elaborate hoods. Wood clapboard siding with corner boards; portions of foundation rebuilt with concrete blocks.

**Outbuilding:** Two-story, wood-frame carriage barn with wood clapboard siding. Built ca. 1870.

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**62 Main Street (NY 217)**, ca. 1870 (113.13-1-3)  
one contributing building

Former Harder Store. Two-story, flat-roof, wood-frame commercial building with parapet capping facade; Italianate cornice spans altered storefront. Mainly regular period fenestration with variety of sash. Additions include exterior stair on west side. Vinyl siding; parged foundation.

**[no street number] Main Street** (113.13-1-15)  
vacant lot, not counted

**[no street number] Main Street** (113.13-1-16)  
vacant lot, not counted

**76 Main Street (NY 217)**, 1979 (113.9-1-76)  
one non-contributing building (due to age)

One-story, flat-roof, minimart clad in glazed brick veneer fronted by large parking lot and gas pumps with canopy.

**83 Main Street (NY 217)**, 1981 (113.13-1-17)  
one non-contributing building (due to age)

One-story, gable-front, brick veneer office building. "1981" in peak.

**[no street number] Main Street**, ca. 1950 (113.13-1-18)  
two contributing objects

Veterans Park. Two rectangular rusticated stone monuments placed side by side at center of park with a flagpole. One stone is inscribed "In memory of those who mad the supreme sacrifice and all those who so honorably served our country in all wars."

**[no street number] Main Street** (113.13-1-33)  
vacant lot, not counted

**84 Main Street (NY 217)**, 1989 (113.9-1-75)  
one non-contributing building (due to age)

Family Dollar. One-story, flat-roof brick veneer commercial building with faux Italianate cornice spanning front facade.

**[no street number] Main Street** (113.9-1-77)  
vacant lot, not counted

**[no street number] Main Street** (113.9-1-78)



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vacant lot, not counted

**90 Main Street (NY 217), ca. 1860 (113.9-1-79)**

one contributing building

Two-story, cross-gable, wood-frame house; three-bay, gable-front section at east part is flush with three more bays on west part. Tower with conical roof (added ca. 1910) centered on western section rests on hip-roof porch spanning entire front facade. Regular period fenestration with mainly one-over-one replacement sash. Aluminum siding; parged foundation.

**93 Main Street (NY 217), 1984 (113.13-1-32)**

one non-contributing building (due to age)

One-story, side-gable, brick veneer commercial building with long narrow, flat-roof, concrete block rear ell.

**94 Main Street (NY 217), 1886 (113.9-1-84)**

one contributing building

High Falls Pizzeria. Two-story, six-bay, flat-roof, wood-frame, commercial building with bracketed Italianate eaves. Paired renovated storefronts feature recessed entrances flanked by multi-light display windows. Wood clapboard siding with corner boards; parged foundation.

**95-97 Main Street (NY 217), ca. 1890 (113.13-1-34)**

one contributing building

Two-story, six-bay, flat-roof, wood-frame commercial building with bracketed Italianate eaves. Paired, identically designed storefronts with large display windows flanking recessed center entrances span front facade; stair hall door located between storefronts. Regular period fenestration with vinyl six over six replacement sash and period door. Vinyl siding.

**100 Main Street (NY 217), ca. 1910 (113.9-2-43)**

one contributing building

Two-story, rock-faced concrete block commercial building with low, hip roof capped by a flat deck. Paired storefronts with recessed entrances flanked by display windows span front facade; stair entrance centered between center front.

**101 Main Street (NY 217), ca. 1855 (113.13-1-35)**

one non-contributing building (due to alterations)

Philmont Library. Wood-frame building composed of two one and a half story, gable-front wood frame houses with front walls slightly offset from each other. Building appears to combine two small mid-nineteenth-century houses. All finishes replaced.

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**104 Main Street (NY 217), ca. 1880 (113.9-2-44)**  
one contributing building

Two-story, six-bay, flat-roof commercial building with bracketed Italianate eaves. Street-level facade spanned by two storefronts, each with recessed entrances flanked by display windows, of different widths on either side of stair hall entrance. Regular period fenestration with replacement sash upstairs. Wood clapboard siding with corner boards; parged foundation.

**Outbuilding:** One-story, shed-roof, wood-frame building used as a house. Built ca. 1880.

**105 Main Street (NY 217), ca. 1880 (113.13-1-37)**  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, wood-frame house composed on three-bay, gable-front center section flanked by same-height, two-bay wings set back from facade. Open porches with squared posts span front of both main block and wings. Regular, mainly period fenestration with six over six replacement sash. Vinyl siding; foundation concealed.

**Outbuilding:** Two-story, gable-front brick carriage barn with period doors. Built ca. 1930.

**107 Main Street (NY 217), ca. 1855 (113.13-1-38)**  
one contributing building

Two-story, three-bay, gable-front, wood-frame house with two-story wing projecting from west eave wall that forms an L-plan; raking frieze at roofline. Open hip-roof porch with later squared posts spans front of main block and wing. Further additions to rear and east walls. Regular period fenestration with one-over-one replacements. Vinyl siding; parged foundation.

**108-110 Main Street (NY 217), ca. 1870 (108) and ca. 1890 (110) (113.9-2-45)**  
one contributing building

Two-story, three-bay, gable-front commercial building (#110) with lower two-story, three-bay gable-front house (#108) attached to west eave wall and set back from facade of store. House appears to be one shown as boarding house in 1887. Store built ca. 1890 and features shed-roof enclosed porch with display windows projecting to the edge of sidewalk. Regular period fenestration with mainly one-over-one replacement sash. Wood clapboard siding with raking frieze on #110; frieze on house suggests former partial returns removed during roof replacement; parged foundation.

**111 Main Street (NY 217), ca. 1965 (113.13-1-39)**  
one non-contributing building (due to alterations)

Three-bay, flat-roof, concrete block gas and service station converted to a restaurant in early 2000s.

**112-114 Main Street (NY 217), ca. 1880-90 (113.9-2-46)**  
two contributing buildings

Richardson's Hall (#114) and Hotel (#112): Two three-story, wood-frame commercial buildings connected by an enclosed two-story passageway one story above the drive running between the two buildings to the yard behind. East building (the hall) is three bays wide with a bracketed parapet rising above the gable-front roof. Two identical storefronts span the first-story street frontage; open porch with splat railing spans second-story front.

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Symmetrical period fenestration with paired and single openings, now with one over one replacement sash. West building (the hotel) is five bays wide with center entrance on first story; two-story open porch supported by Tuscan columns spans front.

**113 Main Street (NY 217), 1979 (113.13-2-1)**  
one non-contributing building (due to age)

One-story, gable-front commercial building designed to look like a nineteenth-century office. Symmetrical facade features center entrance flanked by three-sided bay display windows.

**116 Main Street (NY 217), ca. 1975 (113.9-2-48)**  
one non-contributing building (due to age)

One-story, brick veneer convenience store with steel frame windows and doors; remodeled as a local store. Building sited 45 degrees angle to street with large open lot in front.

**117 Main Street (113.13-2-3)**  
vacant lot, not counted

**118 Main Street (NY 217), 1885 (113.9-2-49)**  
one contributing building

St Mark's Episcopal church: Gable-front brick Victorian Gothic church with steeply pitched roof and large tower at southeast corner. Tower features open belfry and pyramidal roof with flared eaves. Hip-roof, first story brick parish hall attached to north (rear) wall; two-story rectory with brick first story and wood-frame second story with steeply pitched, cross-gable roof attached to parish hall. Church retains period fenestration with round-arched single windows and doorways; small rose window in front (south) peak. Yard enclosed by wrought iron fence with bishops' crook standards.

**119 Main Street (NY 217), 1880 (113.13-2-4)**  
one contributing building

Three-story, three-bay, flat-roof, wood-frame commercial building with deep bracketed eaves; pediment centered above facade features date in tympanum. Street-level features three-sided display windows flanking center entrance; open porch with turned posts spans second-story front. Regular period fenestration with one-over-one replacement sash. Wood clapboard siding with corner boards; brick foundation.

**Outbuilding:** Two-story, gable-front, wood-frame carriage barn with novelty siding and paired sawbuck doors. Built ca. 1880.

**120 Main Street (NY 217), 1904 (113.9-2-50)**  
one contributing building

One-story, three-bay Georgian Revival brick bank with hipped roof and banked foundation. Regular symmetrical fenestration with one-over-one replacement sash and steel frame door.

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**[no street number] Main Street (113.9-2-51)**

vacant lot, not counted

**121 Main Street (NY 217), ca. 1870 (113.13-2-5)**

one contributing building; one contributing outbuilding

Two-story, L-plan, cross-gable, wood-frame house with later two-story, flat-roof addition in corner of L-plan; full-height ell spans rear wall. Open porch with square posts spans facade; second-story glazed porch spans the gable-front east half of front facade. Regular period fenestration with one-over-one replacement sash. Vinyl siding; parged foundation.

**Outbuilding:** Two-story, shed-roof shop building with sliding doors on first story and wood novelty siding. Built ca. 1900.

**122 Main Street (NY 217), ca. 1940 (113.9-2-55)**

one contributing building

Philmont Village Offices: Flat-roof concrete block building with one-story brick veneer front facing Main St; foundation steeply banked to rear for a two-story section behind that incorporates garage bays opening onto Maple St that were built for fire trucks. Facade features two entrances, each flanked by steel framed, single-light windows.

**123 Main Street (NY 217), ca. 1870 (113.13-2-6)**

one contributing building

Two-story, three-bay, gable-front, wood-frame house with cross-gable, same-height rear ell. Period open porch with squared, chamfered posts and decorative bracing spans facade. Regular period fenestration with replacement one-over-one sash. Wood clapboard siding with raking frieze and corner boards; stone foundation.

**125 Main Street (NY 217), ca. 1875 (113.13-2-7)**

one contributing building

Two-story, three-bay, gable-front wood frame house with same-height wing projecting from east eave wall and forming L-plan; two-story ell centered on rear wall of house. Open porch with square Doric columns spans three-bay facade. Regular period fenestration with late Greek Revival entrance asymmetrically placed; oneover one replacement sash. Asbestos shingle siding; stone foundation.

**126 Main Street (NY 217), ca. 1875 (113.9-2-56)**

one contributing building; one non-contributing outbuilding (due to age)

Two-story, three-bay, gable-front, wood-frame house with shallow, gable-roof wing on west eave wall forming an L-plan; open Queen Anne porch with turned posts and spindled railing spans front and curves to wing. Deep-eaved roof with scrolled brackets and partial returns. Regular period fenestration with two over two wood sash. Vinyl siding; parged foundation.

**Outbuilding:** Bell-cast truss workshop. Built ca. 2020.

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**127 Main Street (NY 217), ca. 1890 (113.13-2-8)**  
one contributing building

Two-story, four-bay, gable-front, wood-frame house with gabled dormers breaking east and west eavelines; open porch with ca. 1960 wrought iron standards spans facade. Regular period fenestration with varied sash including some two over two wood and some one-over-one replacements; keyhole window in front peak. Abestos shingle siding; foundation steeply banked east to west with west side of basement fully exposed.

**128 Main Street (NY 217), ca. 1885 (113.9-2-57)**  
one contributing building

Two-story, cross-gable, L-plan, wood-frame house with later Queen Anne open porch spanning front and curving around southwest corner. Partially altered fenestration with one-over-one vinyl replacement sash. Vinyl siding; foundation steeply banked east to west with west side of basement above grade.

**129 Main Street (NY 217), ca. 1875 (113.13-2-9)**  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, cross-gable, T-plan house on steeply banked foundation with basement exposed on front and west facades. Regular period fenestration with one-over-one replacements. Aluminum siding; parged foundation.

**Outbuilding:** Garage on high concrete block foundation; clad in aluminum siding, built ca. 1950.

**130 Main Street (NY 217), ca. 1820 (113.9-2-58)**  
one contributing building; one non-contributing outbuilding (due to alterations)

One-and-a-half-story, five-bay, side-gable, wood-frame house with lean-to spanning rear wall; high banked stone foundation with basement partially exposed at west end and rear. Open Queen Anne porch (added late 1800s) spans center three bays. Symmetrical period fenestration with half-height windows in front eave wall; center entrance flanked by side-lights; wood six over six sash in most openings. Aluminum siding; interior end chimneys; stone foundation.

**Outbuilding:** Garage with brick first story and wood-frame upper half-story. Built mid-1900s.

**131 Main Street (NY 217), ca. 1885 (113.9-2-65)**  
one contributing building

Two-story, three-bay, gable-front, wood-frame house with slightly lower side-gable wing on west eave wall forming a T-plan; later additions to rear wall. Open porch with squared chamfered posts and decorative corner braces spans main block and wing. Regular period fenestration with paired period doors; keyhole windows in peaks; and mainly two over two wood sash. Asbestos shingle siding; deep raking frieze and vergeboard in front peak; foundation steeply banked front to back.

**132 Main Street (NY 217), ca. 1875 (113.9-2-59)**  
one contributing building

Two-story, three-bay, gable-front, wood-frame house with shallow two-story wing projecting from east eave wall to form an L-plan. Regular period fenestration with four over four replacement sash. Vinyl siding; foundation concealed.

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**133 Main Street (NY 217), ca. 1875 (113.9-2-64)**

one contributing building

Two-story, three-bay, gable-front, wood-frame house with slightly lower side-gable wing on west eave wall forming a T-plan; later service addition to rear wall. Open porch with squared chamfered posts and decorative corner braces spans main block and wing. Retains most of period fenestration with paired period doors and one-over-one replacement sash. Vinyl siding; stone foundation banked to rear.

**134 Main Street (NY 217), ca. 1875 (113.9-2-60)**

one contributing building

Two-story, cross-gable, L-plan, wood-frame house with Victorian Gothic scissor trusses in steeply pitched peaks and drapery moldings on window casings. Full-height rear ell. Period fenestration with two over two wood sash. Asbestos shingle siding; parged foundation steeply banked to rear.

**135 Main Street (NY 217), ca. 1887 (113.9-2-63)**

one contributing building

Two-story, cross-gable, L-plan, wood-frame house with open, bracketed porch spanning three-bay facade. Regular period fenestration with asymmetrically placed recessed entrance with transom; one-over-one replacement sash throughout. Vinyl siding; stone foundation steeply banked to rear.

**136 Main Street (NY 217), ca. 1860 (113.9-2-61)**

one contributing building

Two-story, three-bay, gable-front, wood-frame house with two-story, side-gable wing projecting from east wall forming L-plan. Regular period fenestration with one-over-one replacement sash. Asbestos shingle siding on sides; wood clapboard facade with raking frieze; parged foundation.

**137 Main Street (NY 217), ca. 1885 (113.9-2-62)**

one contributing building

Two-story, five-bay, side-gable wood frame house with prominent center pediment projecting above center three bays of facade. Regular period fenestration with two over two wood sash and one-over-one replacements. Wood clapboard siding exposed under later asbestos shingles; parged foundation.

**138 Main Street (NY 217), ca. 1885 (113.9-3-66)**

one contributing building

Two-story, three-bay, gable-front, wood-frame house with shallow two-story wing projecting from east eave wall forming an L-plan; open hip-roof porch (added early 1900s) spans front and east side to wing. Regular period fenestration with two over two wood sash in most openings. Asbestos shingle siding. Steeply banked foundation with basement exposed on west and north sides.

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**139 Main Street (NY 217), ca. 1900 (113.9-3-67)**  
one contributing building

Sacred Heart Roman Catholic church: Gable-front, brick church with tower capped by spire at northwest corner of main block. Gothic-arched openings throughout including vents in belfry, windows and main entrance, and lancets on sides. Rose window centered above main entrance. Simple brick buttresses with stone caps support side walls. Rusticated coursed ashlar foundation.

**140 Main Street (NY 217), ca. 1875 (113.9-3-65)**  
one contributing building; one contributing outbuilding

Two-story, two-bay, hip-roof, wood-frame house on steeply banked foundation with exposed basement to rear; open shed-roof porch (added ca. 1900) supported by turned posts spans facade. Regular period fenestration with one-over-one replacement sash. Wood clapboard siding with deep frieze and corner boards; banked, parged foundation exposed west and north.

**Outbuilding:** Two-story, three-bay, shed-roof, wood-frame garage with paired sawbuck doors, wood novelty siding, and bracketed frieze on front. Built ca. 1900.

**141 Main Street (NY 217), ca. 1875 (113.9-3-68)**  
one contributing building; one contributing outbuilding

Sacred Heart Parish House. Two-story, gable-front wood frame house with same-height wing on east eave wall forming L-plan; small, square-plan, flat roof enclosed entrance porch was built as base of a three-story tower; open entrance porch added 1960s. Regular period fenestration largely intact with one-over-one replacement sash. Aluminum siding; parged foundation.

**[no street number] Main Street, (113.9-3-70)**  
vacant lot, not counted

**[no street number] Main Street, (113.9-3-76)**  
vacant lot, not counted

**142 Main Street (NY 217), ca. 1885 (113.9-3-64)**  
one contributing building

Two-story, L-plan, multi-unit, wood-frame house with two-story, two-bay, flat-roof wing flush with facade added to east eave wall by 1892; same-height addition to southwest corner completes current plan and creates an irregular roof. Open shed-roof porch (added ca.1900) supported by turned posts spans entire front facade. Regular period fenestration with one-over-one replacement sash and two entrances in oldest section and one more into the east wing. Wood clapboard siding with deep raking friezes on all sections; parged foundation steeply banked exposes basement at rear of house.

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**144 Main Street (NY 217), ca. 1875 (113.9-3-63)**  
one contributing building

Two-story, cruciform, wood-frame house; bracketed Italianate raking friezes on all facades; open, hip-roof two-story porch (later change) projects from front-facing wing. Regular period fenestration with Italianate casings and one-over-one replacement sash; first-story front altered. Wood clapboard siding with corner boards; parged steeply banked foundation with exposed basement to rear and west side.

**146 Main Street (113.9-3-62)**  
vacant lot, not counted

**148 Main Street (NY 217), ca. 1885 (113.9-3-61)**  
one contributing building

Two-story, six-bay, side-gable, multi-unit, wood-frame house with prominent center pediment projecting above center four bays of facade. Three-story, shed-roof wing projects from northeast corner and housed bakery in 1892. Regular period fenestration with entrances at each end of front facade and windows with one-over-one replacement sash; open shed-roof porch supported by turned posts spans front. Wood clapboard siding with deep raking frieze; steeply banked parged foundation exposes basement on rear and west side.

**149 Main Street (NY 217), ca. 1875 (113.9-3-77.1)**  
one contributing building

Two-story, cross-gable, L-plan wood frame building with storefront marked by bracketed frieze in exposed basement facing street one story below grade. Regular period fenestration with decorative casings, mainly two over two wood sash, and keyhole windows in peaks. Wood clapboard siding with raking frieze; parged foundation.

**150 Main Street (NY 217), ca. 1890 (113.9-3-60)**  
one contributing building

Two-story, cross-gable, wood-frame house composed of gable front section and wing flush with front wall. Partially altered fenestration with one-over-one replacement sash. Novelty wood siding, raking frieze, and corner boards; steeply banked parged foundation.

**152 Main Street (NY 217), ca. 1890 (113.9-3-59)**  
one contributing building

Two-story, cross-gable L-plan, wood-frame house; two open entrance porches on front added after 1900. Regular mainly period fenestration with one-over-one replacement sash. Wood clapboard siding with deep raking frieze and keyhole windows in peaks; foundation steeply banked exposing basement at rear.

**154 Main Street (NY 217), 1991 (113.9-3-58)**  
one non-contributing building (due to age)

One-story modular house on steeply banked, poured concrete foundation.



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**155 Main Street (NY 217), ca. 1900 (113.9-3-78)**

one contributing building; one contributing outbuilding

Two-story, hip-roof, wood-frame, Queen Anne house with gable dormers projecting from each roof face. Very intact decorative scheme that includes open porch supported by Tuscan columns spanning facade and octagonal, three-story tower with ogee arched roof at northeast corner of main block; open porch asymmetrically placed on second-story front; varied surface finishes. Period fenestration with wood one-over-one sash and paired period doors. Period wood siding; foundation probably stone. High concrete retaining wall and steps set lot off from sidewalk.

**Outbuilding:** One-bay, gable-front, wood-frame garage with novelty wood siding. Built ca. 1930.

**156 Main Street (NY 217), ca. 1875 (113.9-3-57)**

one contributing building

Two-story, three-bay, L-plan, wood-frame house; open shed-roof porch (recent addition or replacement, spans front, or main block. Regular period fenestration with six over six replacement sash. Vinyl siding; steeply banked, parged foundation exposes basement on rear and west side.

**159 Main Street (NY 217), ca. 1875 (113.9-3-79)**

one contributing building

Two-story, three-bay, wood-frame, Italianate house remodeled as commercial building ca. 1930; first-story front spanned by hip-roof, glazed storefront on concrete foundation; flat-roof, one story wing projects from east side, incorporating a garage bay and storage area. Regular period fenestration with two over two wood sash on main block. Wood clapboards on side; aluminum cladding on front of house and addition.

**160 Main Street (NY 217), ca. 1860 (113.9-3-56)**

one contributing building; one contributing outbuilding; one non-contributing outbuilding (due to age)

Two-story, four-bay, pyramidal-roof, wood-frame house with one-story addition to west end; three-sided bay windows on brick foundations flank front entrance; wood-shingled pent roof spans front and later one-story on west side. Regular period fenestration with one-over-one replacement sash. Aluminum siding; parged foundation.

**Outbuildings:** One-and-a-half-story, five-bay hose cart shed (labeled in Sanborn maps) with wood novelty siding, built ca. 1880.

Large pole barn, built ca. 1990.

**161 Main Street (NY 217), ca. 1860 (113.9-3-80)**

one contributing building; two contributing outbuildings

Two-story, five-bay, pyramidal-roof, wood frame hotel with open one story porch spanning facade and a two-story porch on west side; lower two-story rear ell projects from southeast corner of main block. Regular period fenestration with six over one replacement sash. Vinyl siding; parged foundation.

**Outbuilding:** Shed-roof, wood-frame garage with novelty wood siding and sawbuck doors. Built ca. 1930.

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One-story, L-plan, cabin with open, hip-roof porch spanning facade. Wood siding and window sash. Built ca. 1930.

**162 Main Street (NY 217)**, ca. 2000 (113.9-3-55)  
one non-contributing building (due to age)

Three-bay, wood-frame car wash with board-and-batten siding. Apparently improving or replacing earlier one built ca. 1970.

**[no street number] Main Street**, (113.9-3-54.110)  
vacant lot, not counted

**[no street number] Main Street**, (113.9-3-54.120)  
vacant lot, not counted

**[no street number] Main Street**, (113.9-3-54.200)  
vacant lot, not counted

**164 Main Street (NY 217)**, ca. 1875 (113.9-3-46)  
one contributing building

Three-story, five-bay, gable-front brick industrial building constructed as a hotel; one-story, concrete block addition (built ca. 1950) with brick veneer front facade spans entire west wall. Regular period fenestration with modest center entrance and two over two wood sash segmentally arched, brick-trimmed openings on main block. Deep-eaved wood cornice with narrow frieze on main building. Mapping indicates third story added early 1900s; front facade retains evidence of a large, two-story porch. Stone foundation gently banked to rear. Addition partially remodeled with steel-frame windows.

**165 Main Street (NY 217)**, 1989 (113.9-3-81)  
one non-contributing building (due to age)

Service garage composed of several blocks housing office, truck bays, and storage areas. Steel siding conceals details indicating building chronology. Features pair of ca. 1960 fuel pumps out front.

**[no street number] Main Street** (113.10-1-9.110)  
vacant lot, not counted

**166 Main Street (NY 217)**, ca. 1885 (113.9-3-45)  
one contributing building

Two-story, brick building with barrel vaulted (replaces earlier gable-front one) roof used for various recreational and theatrical functions into mid-1900s. Two-story, four-bay facade features segmentally arched brick openings flanking center entrance with paired doors on first floor. Building banked to a single story at rear; on east side, only upper story is fenestrated; west wall is two full stories in height. Fenestration varies with

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single, double, and triple openings, mainly with six over six replacement sash matching those in upper-story front.

**168 Main Street (NY 217), ca. 1870 (113.9-3-44)**

one contributing building; one contributing outbuilding

Two-story, four-bay, side-gable, wood-frame house with two-story rear ell; lean-to enclosed rear porch with false front facing highway. Mainly period fenestration with two over two wood sash except for first floor front, west half.

**Outbuilding:** One-bay, gable-front, wood-frame garage with separate entrance door; wood novelty siding. Built ca. 1950.

**169 Main Street (NY 217), ca. 1815 (113.10-1-9.220)**

one contributing building

One-and-a-half-story, five-bay, side-gable, wood-frame house on steeply banked foundation; lower one-and-a-half-story, gable-roof rear ell resting on high stone foundation forms an L-plan. Greek Revival decorative scheme features deep frieze with Greek key grilles over friezeband windows; partial returns and corner pilasters; and portico supported by fluted Doric columns over center entrance with double-hung sidelights. Regular period fenestration with nine over six wood sash on first floor and six over six upstairs. Wood clapboard siding.

**172 Main Street (NY 217), ca. 1875 (113.9-3-41)**

one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front wood frame house with two-story, one-bay wing projecting from west eave wall to form an L-plan. Open porch with squared, tapered columns on pedestals spans facade. Retains period fenestration with one-over-one replacement sash and asymmetrically placed main entrance with transom light; period louvered shutters. Wood clapboard siding with deep raking frieze, keyhole window in peak, and corner boards; parged foundation.

**Outbuilding:** Two-story, wood frame barn on banked foundation, wood siding and corner boards. Built ca. 1900.

**174 Main Street (NY 217), ca. 1875 (113.9-3-40)**

one contributing building; one non-contributing building (due to age); one non-contributing outbuilding (due to age)

Two-story, three-bay, gable-front wood frame house with two-story wing projecting from west eave wal. Open shed-roof porch (replaces an earlier one) with turned posts spans facade. Regular period fenestration with two over two wood sash and asymmetrically placed main entrance. Vinyl siding; foundation concealed.

House trailer without foundation, ca. 1975.

**Outbuilding:** Small, gable-roofed wood studio or shop with wood clapboards. Built ca. 2000.

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**176 Main Street(NY 217)**, ca. 1885 (113.9-3-39)  
one contributing building

Two-story, cross-gable, wood-frame house with open hip-roof porch (with replaced posts and railing) spanning facade and wrapping southeast corner. Regular period fenestration with one-over-one replacement sash. Vinyl siding; stone foundation.

**178 Main Street (NY 217)**, ca. 1890 (113.9-3-38)  
one contributing building

Two-story, wood-frame, multi-unit, house composed of a gable-front, three-bay block flanked by wings flush with the front facade creating a six-bay plan. Open, hip-roof porch with replaced (ca. 1960) wrought iron supports spans entire front facade. Mainly period fenestration with two over two and one-over-one replacement sash; keyhole window in front peak. Vinyl siding on front; aluminum on sides; foundation concealed.

**179 Main Street (NY 217)**, ca. 1940 (113.10-1-6)  
one contributing building; one contributing outbuilding

One-story, gable-front, wood-frame house with open, shed-roof porch over center entrance. Symmetrical period fenestration with vertical three over one wood sash and period door. Asbestos shingle siding; poured concrete foundation.

**Outbuilding:** one-bay, gable-front wood-frame garage matching house. Built ca. 1940.

**180 Main Street (NY 217)**, ca. 1895 (113.9-3-37)  
one contributing building; one non-contributing outbuilding (due to age)

Two-story, gambrel-roof, wood-frame house with open porch supported by turned post is recessed under extended, flared front face of roof; gable dormer centered on front roof face. Symmetrical period fenestration with paired windows with two over two replacement sash flanking center entrance. Wood shingle siding; stone foundation banked to west with exposed basement southwest corner.

**Outbuilding:** One-story, wood-frame garage. Built in two phases mid-1900s.

**182 Main Street (NY 217)**, ca. 1895 (113.9-3-36)  
one contributing building; one contributing outbuilding

Two-story, side-gable, wood-frame, multi-unit house with prominent gable dormer centered on front roof face and breaking the eaveline; open porch with fretwork frieze and railing spans center three bays of front facade. Symmetrical period fenestration with paired openings with one-over-one replacement sash; paired entrances centered under gabled dormer and flanked by squared bay windows. Vinyl siding; parged foundation.

**Outbuilding:** one and a half story, gable-front, wood-frame carriage barn; vertical board sliding doors span facade. Wood novelty siding. Possibly a reused privy. Built ca. 1870.

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**184 Main Street (NY 217), ca. 1885 (113.9-3-35)**

one contributing building; one non-contributing outbuilding (due to age)

Two-story, cross-gable, L-plan, wood-frame house with matching shed-roof porches supported by turned posts spanning front of main façade and wing. Regular, mainly period fenestration with six over six vinyl replacement sash; doors asymmetrically placed. Vinyl siding; stone foundation.

**Outbuilding:** Two-bay, gable-front wood frame garage with vinyl siding. Built ca. 2000.

**[no street number] Main Street (113.10-1-1.100)**

vacant lot, not counted

**192 Main Street (NY 217), ca. 1885 (113.10-1-1.200)**

one contributing building

Two-story, three-bay, gable-front, wood-frame house with shallow wing projecting from west eave wall to form an L-plan; open hip-roof porch supported by squared tapered columns spans front and west side to wing. Regular period fenestration with mainly two over two wood sash; keyhole window in front peak. Asbestos shingle siding; foundation concealed.

**196 Main Street, ca. 1955 (113.10-1-2)**

one contributing building

One-and-a-half-story, side-gable, wood-frame "Cape" house with prominent gable dormer centered on front roof face; two-bay, gable-front garage attached via enclosed breezeway. Regular period fenestration with paired and single one-over-one wood sash. Aluminum siding; parged concrete block foundation.

**198 Main Street, ca. 1885 (113.10-1-3)**

one contributing building; one non-contributing outbuilding (due to age)

Two-story, three-bay, gable-front, wood-frame house with shallow wing projecting from west eave forming L-plan; open hip-roof porch with replaced posts and railing spans facade. Regular period fenestration with one-over-one replacement sash. Aluminum siding; parged foundation.

**Outbuilding:** one-bay, gable-front, wood-frame garage with wood clapboard siding. Built ca. 2000.

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## Maple Avenue

### [no street number] Maple Avenue (113.9-2-52)

vacant lot, not counted

### 3 Maple Avenue, ca. 1975 (113.9-2-53)

one non-contributing building (due to age)

One-story, gable-front, brick telephone exchange with enclosed, shed-roof brick entrance porch spanning most of facade; wood frame peak.

### 5 Maple Avenue, ca. 1975 (113.9-2-54)

one non-contributing building (due to age)

Two-story, gable-front purpose-built post office with brick veneer first story and low-pitched, wood-frame (vinyl-clad) upper story. International style-inspired, steel-frame windows and doors capped by hip-roof pent spans north half of facade.

### 6 Maple Avenue, ca. 1905 (113.9-2-37)

one contributing building

Two-story, gable-front, wood-frame house with two-story bay window capped by gable dormer on south eave wall. Open porch with paired Tuscan columns set on piers connected by period spindled railing spans facade and wraps to bay window. Full return with wood-shingled tympanum. Regular period fenestration with one-over-one vinyl replacement sash in most opening and paired period doors on front facade. Wood clapboard siding with corner boards and deep frieze; rock-faced concrete block foundation.

### 7 Maple Avenue, ca. 1880 (113.9-2-35)

one contributing building; one contributing outbuilding

Two-story, gable-front, wood-frame house with fully developed decorative decorative scheme incorporating late Italianate pedimented window heads, bracketed eaves with Stick-style tympanum and barge boards; prominent two-story gable-roof bay applied to south eave wall. Open porch (remodeled ca. 1900) with paired Tuscan columns on piers connected by spindled railing spans front and curves southwest corner to projecting bay. Regular period fenestration with mainly one-over-one replacement sash and paired period doors on front facade. Wood clapboard siding and trim; brick foundation.

**Outbuilding:** Gable-front, wood-frame carriage barn with vergeboard in peak. Built ca. 1880.

### 8 Maple Avenue, ca. 1910 (113.9-2-36)

one contributing building; one contributing outbuilding

Two-story, gambrel-roof, two-unit, wood-frame house; gambrel dormers above three-sided bay windows at either end of front facade; open porch with Tuscan columns and squared spindle railing spans front. Symmetrical period fenestration with paired center entrances and one-over-one period wood sash; two-story, three-sided bay windows on both gable ends. Wood clapboard siding with scalloped shingles in dormers and modillion trim; brick foundation.

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**Outbuilding:** Two-story, gable-roof, wood-frame carriage barn renovated as a residence with altered fenestration and added porch to upper story. Built ca. 1910.

**[no street number] Maple Avenue (113.9-2-33.12)**  
one contributing site; one contributing structure

Village of Philmont Park. Formerly part of the Aken estate. Lightly wooded park (1.8 acres) incorporates a large stone structure once part of the garden area that incorporates columns, a terrace, and steps oriented north towards the house on the site of the Aken house and a tile labyrinth.

**10 Maple Avenue, ca. 1920 (113.9-2-33.200)**  
one contributing building

Large two-story, hip-roof, three-bay, Georgian Revival, wood-frame mansion with grand-story Ionic portico spanning center bay of facade and fully developed decorative scheme. Lower additions project from rear and north wall; exterior brick chimneys applied to north and south ends of main block and rear ell. Regular, symmetrical period fenestration with triple pedimented windows flanking center entrance featuring elliptically arched fanlight. Wood clapboard siding with corner boards and deep frieze below heavy cornice; foundation concealed.

**11 Maple Avenue, ca. 1890 (113.9-2-34)**  
one contributing building; two contributing outbuildings

Two-story, hip-roof, wood-frame house with fully developed Queen Anne decorative scheme; gable-dormer with elaborate sunburst panels project from front and side roof faces; shed-roof open porch with turned posts spans facade. Period brick chimneys. Regular period fenestration with mainly one-over-one wood sash. Wood clapboard siding with cornerboards and water table; stone foundation.

**Outbuildings:** Two-story, gable-front, wood-frame cottage with fretwork vergeboard and regular fenestration. Built ca. 1890.

Two-story, gable-roof, wood-frame carriage barn. Built ca. 1890.

**14 Maple Avenue, ca. 1875 (113.9-2-33.11)**  
one contributing building

Two-story, gable-front, wood-frame house with one-story wing projecting from south eave wall and large cupola on main block. Gable-front section retains symmetrical fenestration and Queen Anne decorative scheme. Wood clapboard siding with scalloped shingle detailing; coursed stone foundation. Appears to be outbuilding associated with James Aken property that was later subdivided and the main house replaced. Stone gateposts flank driveway.

**15 Maple Avenue, ca. 1875 (113.9-2-32.100)**  
one contributing building; one contributing outbuilding

Two-story, wood-frame house composed of three hip-roof sections with bracketed eaves and fronted by open Italianate-style porch; three-story, pyramidal-roofed tower asymmetrically placed on facade. Regular, slightly

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asymmetrical period fenestration composed of single and double openings with varied replacement sash; paired period main doors. Wood clapboard siding with corner pilasters and water table boards; brick foundation.

**Outbuilding:** Two-story, wood-frame carriage barn with clipped gable roof. Wood clapboard siding. Built ca. 1875.

**17 Maple Avenue, ca. 1885 (113.9-2-31)**

one contributing building; one contributing outbuilding

Two-story, hip-roof, Queen Anne, wood-frame house with two-story bay windows capped by gable dormers projecting asymmetrically from front and side roof faces. Open hip-roof porch with squared, chamfered posts spans front and part of north side. Regular period fenestration with paired period doors capped by large transom and one-over-one replacement sash. Wood clapboard siding with corner and water table boards; parged foundation.

**Outbuilding:** Two-story, gable-roofed, wood-frame carriage barn with later-added leanto. Built ca. 1890.

**19 Maple Avenue, ca. 1885 (113.9-2-30)**

one contributing building

Two-story, three-bay, hip-roof, wood-frame Queen Anne house with varied gable dormers projecting from front and side roof faces; open hip-roof porch with squared posts spans facade; later open porch projects from second story front above first-story porch. Regular period fenestration with one-over-one replacement sash. Wood clapboard siding with corner and water table boards; parged foundation.

**20 Maple Avenue, ca. 1920 (113.9-2-28)**

one contributing building; one contributing outbuilding

One-story, three-bay, side-gable, wood-frame bungalow with open porch set under extended front roof face; steeply banked foundation with exposed basement on sides and rear under extended rear roof face. Regular period fenestration with paired and single openings with one-over-one sash; shed-roof dormer centered on front roof face. Aluminum siding; parged concrete block foundation.

**Outbuilding:** One-bay, gable-roof wood-frame garage with clapboard siding. Built ca. 1920.

**21 Maple Avenue, ca. 1900 (113.9-2-29)**

one contributing building; one contributing outbuilding

Two-story, hip-roof, wood-frame, Queen Anne house gable dormers on front and side roof faces; octagonal tower rests on roof of open porch wrapping southwest corner; shingled railing wraps tower and is accessed by steps flanked by curving enclosed railings. Regular period fenestration with one-over-one wood sash. Wood clapboard first story with corner and water table boards; wood-shingled upper story has flared lower edge; porch railings and peaks clad in scalloped wood shingles; brick foundation.

**Outbuilding:** Gable-roof, wood-frame garage. Built ca. 1930.



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**22 Maple Avenue, ca. 1920 (113.9-2-27)**

one contributing building; two contributing outbuildings

Two-story, two-bay, gable-front, rock-faced concrete block house with two-story, gable-roof wing on south eave wall; open porch with paired Tuscan columns set on block piers spans front and curves to wing. Regular period fenestration with one-over-one wood sash and Palladian window in front peak.

**Outbuilding:** Two-bay, pyramidal-roof, stucco garage; opens to New Street. Built ca. 1925.

Small, one-bay, gable-front, wood-frame; opens to New Street. Built ca. 1950.

**23 Maple Avenue, ca. 1880 (113.9-2-14)**

one contributing building; one contributing outbuilding

Two-story, L-plan, hip-roof wood frame house; open porch supported by squared, chamfered posts spans front and south wall to interior corner of plan, cavetto cornice on main and porch roofs. Regular period fenestration with single and paired openings with vinyl replacement one-over-one sash. Vinyl siding; parged foundation scored to resemble smooth coursed ashlar stone blocks; tin-clad shingle roof.

**Outbuilding:** Two-bay, gable-front wood frame garage with wood novelty siding. Built ca. 1950.

**24 Maple Avenue, ca. 1875 (113.9-2-15)**

one contributing building; one contributing outbuilding

One-story, L-plan, wood-frame house with slate-clad mansard roofs on main block and slightly lower wing projecting from south wall; one-story hip-roof wing (added mid-1900s) on steeply banked foundation projects from southwest corner of main block; enclosed one-story hip-roof front porch hides main block facade. Main block retains period fenestration and window casings with two over two wood sash in mansards. Asbestos shingle siding; brick foundation.

**Outbuilding:** Two-story, gable-front, wood-frame carriage barn one story below grade at rear of house. Built ca. 1875.

**25 Maple Avenue, ca. 1925 (113.9-2-13)**

one contributing building; one contributing outbuilding

Hip-roof, wood-frame American Four-square house with hip-roof porch, partially enclosed, spanning facade. Hip-roof dormer projects from front roof. Regular period fenestration with six over one replacement sash and period front door. Vinyl siding; diamond-shingle roof; parged foundation.

**Outbuilding:** Two-story, pyramidal-roof wood frame garage with domestic space above; vinyl siding. Built ca. 1925.

**26 Maple Avenue, ca. 1930 (113.9-2-17)**

one contributing building; one contributing outbuilding

One-story, three-bay, side-gable, wood-frame house on steeply banked foundation exposing above-grade basement to rear of house; open, gable-roof entrance porch with exposed rafter tails appears to be a recent change. Symmetrical period fenestration with paired six over one wood sash in openings flanking center entrance with sidelights. Aluminum siding; exposed rafter tails on main block; front facade features stone veneer added recently.

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**Outbuilding:** One-bay, gable-front, wood-frame garage with single-width door. Built ca. 1950.

**27 Maple Avenue**, ca. 1905 (113.9-2-12)

one contributing building; one contributing outbuilding

Two-story, five-bay, hip-roof wood frame house with full-height, hip-roof wing projecting from south side to form L-plan. Open, shed-roof porch with square posts and scroll sawn railing panels spans center three bays of main facade. House features varied wood finishes including wood clapboards, scalloped shingles on flared upper story, and deep eaves with modillion block frieze. Regular, symmetrical fenestration plan with one-over-one and two over two replacement sash. Concrete block foundation.

**Outbuilding:** Two-story, wood-frame carriage barn with wood novelty siding and windows with two over two wood sash. Built ca. 1905.

**28 Maple Avenue**, ca. 1925 (113.9-2-18)

one contributing building

One-story, three-bay, side-gable, wood frame house on steeply banked foundation exposing above-grade basement to rear of house; open front porch under extended front roof face spans front facade. Symmetrical period fenestration with paired one-over-one replacement sash and three-light casements in dormers; shed-roof dormer centered on front roof face. Vinyl siding.

**29 Maple Avenue**, ca. 1905 (113.9-2-11)

one contributing building; one contributing outbuilding

Two-story, pyramidal-roof, wood-frame house with large two-bay, gable-front wing projecting asymmetrically from facade and a second similar wing projecting from north wall of main block; open porch with paired Tuscan columns spans front wing. Regular period fenestration with mainly one-over-one replacements. Vinyl siding with full returns on all blocks clad in aluminum; parged foundation.

**Outbuilding:** One-bay, gable-front, wood-frame garage with wood novelty siding. Built ca. 1930.

**31 Maple Avenue**, ca. 1970 (113.9-2-10)

one non-contributing building (due to alterations)

Two-story wood frame section with overhanging upper story and garage in lower level; adjoins one-story, wood frame section on banked brick foundation to form offset plan. All exterior finishes on main block replaced with synthetic materials.

**33 Maple Avenue**, ca. 1925 (113.9-2-9)

one contributing building; one contributing outbuilding

Side-gable, two-bay wood-frame bungalow; open porch under extended front roof face is supported by Tuscan columns set on wood-shingle railing; service ell set under roof extended to rear. Regular period fenestration with paired and single openings with six over one wood sash; shed-roof dormer centered on front roof face. Wood shingle siding with partial returns and shallow frieze; foundation concealed.

**Outbuilding:** One-bay, gable-front, wood-frame garage matching house. Built ca. 1925.

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**35 Maple Avenue, ca. 1925 (113.9-2-8)**

one contributing building; one contributing outbuilding

One-story, gable-front, wood-frame house with braces under eaves; porch spanning facade recently screened in. Regular period fenestration with paired and single openings. Wood shingle siding on main block and porch railing; brick chimney applied to south eave wall; parged foundation.

**Outbuilding:** One-bay, gable-front, wood-frame garage with wood novelty siding. Built ca. 1950.

**37 Maple Avenue, ca. 1925 (113.9-2-7)**

one contributing building; one contributing outbuilding

One-story, two-bay, gable-front, wood-frame house composed of three slightly offset blocks. Regular period fenestration uses single, paired, and tripled openings with one-over-one replacement sash. Vinyl siding.

**Outbuilding:** One-bay, gable-front, wood-frame garage with wood novelty siding. Built ca. 1930.

## Maple Terrace

**1 Maple Terrace, ca. 1890 (113.9-2-5)**

one contributing building; two contributing outbuildings

Two-story, four-bay, wood-frame house with asymmetrically flared gable-front facade; cross-gable wing on east side forms L-plan. Open gable entrance porch (ca. 1960) with brick steps replaces earlier porch. Retains decorative bargeboards and details under eaves. Regular period fenestration with mainly one-over-one replacement sash. Asbestos shingle siding; parged foundation.

**Outbuilding:** Two-story, cross-gable, wood-frame carriage barn with asbestos shingle siding. Built ca. 1890.

Wood-frame, gable-front garage. Built ca. 1925.

**3 Maple Terrace, ca. 1890 (113.9-2-4)**

one contributing building; one contributing outbuilding

Two-story, side-gable wood frame house with full-height gable-front wing projecting from west half of principal facade; open porch with squared posts and spindled railing spans front and curves around both ends of front wing. Three-story, square-plan tower capped by flared pyramidal roof with flared eaves placed in interior corner of plan. Regular period fenestration with mainly one-over-one replacement sash. Wood clapboard siding with wood-shingled peaks; foundation concealed.

**Outbuilding:** Two-story, gable-front, wood-frame carriage barn with wood novelty siding. Built ca. 1890.

**7 Maple Terrace, ca. 1900 (113.9-2-2)**

one contributing building; one non-contributing outbuilding (due to age)

Two-story, three-bay, wood-frame Queen Anne house with irregular roof massing; open shed-roof porch supported by turned posts spans facade and features pediment marking asymmetrically placed main entrance. Regular period fenestration with variety of one-over-one sash. Aluminum siding with wood clapboards on first-story front under porch roof; brick foundation.

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**[no street number] Maple Terrace (113.9-2-20)**

vacant lot, not counted

**8 Maple Terrace, ca. 1920 (113.9-2-21)**

one contributing building; one contributing outbuilding

Two-story, two-bay, concrete block house with clipped gable front facade, raised quoins, water table and partial returns. Open, hip-roof porch supported by Tuscan columns set on block piers spans facade and curves around northeast corner. Regular period fenestration with one-over-one replacement sash.

**Outbuilding:** One-bay, concrete block garage with raised quoins and clipped gable matching house. Built ca. 1920.

## **Martindale Road (County Road 11)**

**9 Martindale Road (CR 11), ca. 1900 (113.10-1-7)**

one contributing building

Two-story, five-bay, hip-roof, wood-frame multi-unit house with paired gable dormers at either end of front roof face and shed-roof porch with square posts spans front facade. Symmetrical fenestration with centered paired entrances and one-over-one wood sash. Enclosed stairs on rear half of each side capped by hip-roof projections. Asbestos shingle siding; parged foundation.

**15 Martindale Road (CR 11), ca. 1900 (113.10-1-8)**

one contributing building; one contributing outbuilding

Two-story, six-bay, wood-frame, multi-unit house with paired gable-front peaks; open shed-roofed porch supported by turned posts joined by spindled railing. Regular period fenestration with paired entrances in center bays of facade. Wood clapboard siding with raking frieze.

**Outbuilding:** Two-bay, shed-roof, wood-frame shed with a third, lower bay. Wood novelty siding. Built ca. 1920.

## **New Street**

**[3] New Street, ca. 1880 (113.9-2-16)**

one contributing building

Two-story, gable-roof, wood-frame, carriage barn converted for residential use; originally an outbuilding for 24 Maple Avenue (113.9-2-15). Retains period loft doors on south eave wall and two windows in upper story of each gable wall; on first story, windows and garage door added during conversion (late 1900s). Novelty wood siding.

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**3 New Street, ca. 1925 (113.9-2-26)**  
one contributing building

Two-story, square plan, hip-roof, wood-frame house with modified four-square plan; open, hip-roof porch with squared posts spans facade. Regular, mainly symmetrical, period fenestration using single, paired and triple openings with mainly one-over-one replacements; three-light, hip-roof dormer window centered on front roof face. Vinyl siding; parged foundation.

**5 New Street, ca. 1920 (113.9-2-25)**  
one contributing building

One-story, side-gable, wood-frame house on steeply banked foundation; open front porch recessed under northeast corner of main roof; shed-roof, dormer window centered on front roof face. Later (post-1945) two-story, side-gable addition over one-bay garage one story below grade extends from west gable wall. Partially altered fenestration. Wood clapboard siding; parged foundation.

**9 New Street, ca. 1975 (113.9-2-23)**  
one non-contributing building (due to age)

One-story, wood-frame pre-fabricated house on steeply banked concrete block foundation; one-bay garage one story below grade in foundation faces street. Open, gable-roof entrance porch with period wrought iron railings and supports over centered main entrance. Regular period fenestration. Aluminum siding.

## Prospect Street

**1 Prospect Street, ca. 1875 (113.9-1-74)**  
one contributing building; one contributing outbuilding

Two-story, three-bay rowhouse within a brick, shed-roof building constructed as a 10-unit tenement. Open, hip-roof porch with turned posts over asymmetrically placed main entrance and center window. Regular period fenestration with segmentally arched, soldiered brick heads, stone sills, and two over two wood sash.

**Outbuilding:** Wood-frame woodshed at rear shared with 3 Prospect St. Built ca. 1875.

**3 Prospect Street, ca. 1875 (113.9-1-73)**  
one contributing building; one contributing outbuilding

Two-story, three-bay rowhouse within a brick, shed-roof building constructed as a 10-unit tenement. Shares open, hip-roof porch with turned posts over asymmetrically placed main entrance and center window of 5 Prospect Street. Regular period fenestration with segmentally arched openings, soldiered brick heads, stone sills, and one-over-one replacement sash.

**Outbuilding:** Wood-frame woodshed at rear shared with 1 Prospect St. Built ca. 1875.

**5 Prospect Street, ca. 1875 (113.9-1-72)**  
one contributing building; one contributing outbuilding

Two-story, three-bay rowhouse within a brick, shed-roof building constructed as a 10-unit tenement. Shares open, hip-roof porch with turned posts over asymmetrically placed main entrance and center window of 5

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Prospect Street. Regular period fenestration with segmentally arched openings, soldiered brick heads, stone sills, and two over two wood sash.

**Outbuilding:** Wood-frame woodshed at rear shared with 7 Prospect St. Built ca. 1875.

**7 Prospect Street, ca. 1875 (113.9-1-71)**

one contributing building; one contributing outbuilding

Two-story, three-bay rowhouse within a brick, shed-roof building constructed as a 10-unit tenement. Enclosed shed-roof porch (added mid-1900s) spans asymmetrically placed entrance and center window. Regular period fenestration with segmentally arched, soldiered brick heads, stone sills, and one-over-one replacement sash.

**Outbuilding:** Wood-frame woodshed at rear shared with 5 Prospect St. Built ca. 1875.

**9 Prospect Street, ca. 1875 (113.9-1-70)**

one contributing building; one contributing outbuilding

Rowhouse within a two-story, brick, shed-roof building constructed as a 10-unit tenement. Enclosed shed-roof porch over asymmetrically placed main entrance and center window. Regular period fenestration with segmentally arched, soldiered brick heads, stone sills, and one-over-one replacement sash.

**Outbuilding:** Wood-frame woodshed at rear shared with 5 Prospect St. Built ca. 1875.

**10 Prospect Street, ca. 1865 (112.12-1-74)**

one contributing building; one contributing outbuilding

Two-story, wood-frame, L-plan, industrial building with a low-pitched gable roof; older two-story, rear ell with more steeply pitched gable roof rests on a banked foundation and abuts west wall. Regular period fenestration with six over six wood sash being replaced with similar new divided light sash. Asbestos shingle siding being removed to reveal wood novelty siding; stone foundation.

**11 Prospect Street, ca. 1875 (113.9-1-69)**

one contributing building; one contributing outbuilding

Rowhouse within a two-story, brick, shed-roof building constructed as a 10-unit tenement. Open, hip-roof porch with turned posts over asymmetrically placed main entrance and center window. Regular period fenestration with segmentally arched, soldiered brick heads, stone sills, and one-over-one sash.

**Outbuilding:** Wood-frame woodshed at rear shared with #5 Prospect St. Built ca. 1875.

**15 Prospect Street, ca. 1875 (113.9-1-68)**

one contributing building; one contributing outbuilding

Two-story, three-bay rowhouse within a brick, shed-roof building constructed as a 10-unit tenement. Shares enclosed hip-roof porch with 17 Prospect Stret that hides asymmetrically placed entrance and center window. Regular period fenestration with segmentally arched, soldiered brick heads, stone sills, and one-over-one sash.

**Outbuilding:** Wood-frame woodshed at rear shared with 5 Prospect St. Built ca. 1875.

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**17 Prospect Street, ca. 1875 (113.9-1-67)**  
one contributing building; one contributing outbuilding

Two-story, three-bay rowhouse within a brick, shed-roof building constructed as a 10-unit tenement. Shares enclosed hip-roof porch with 15 Prospect Street that hides asymmetrically placed entrance and center window. Regular period fenestration with segmentally arched, soldiered brick heads, stone sills, and one-over-one sash.

**Outbuildings:** Wood-frame woodshed at rear shared with 5 Prospect St. Built ca. 1875.

**19 Prospect Street, ca. 1875 (113.9-1-66)**  
one contributing building; one contributing outbuilding

Two-story, three-bay rowhouse within a brick, shed-roof building constructed as a 10-unit tenement. Open porch with squared posts over asymmetrically placed entrance and center window. Regular period fenestration with with segmentally arched, soldiered brick heads, stone sills, and one-over-one sash.

**Outbuilding:** Wood-frame woodshed at rear shared with 5 Prospect St. Built ca. 1875.

**21 Prospect Street, ca. 1875 (113.9-1-65)**  
one contributing building; one contributing outbuilding

Two-story, three-bay rowhouse within a brick, shed-roof building constructed as a 10-unit tenement. Open, hip-roof porch with turned posts over asymmetrically placed main entrance and center window. Regular period fenestration with segmentally arched, soldiered brick heads, stone sills, and one-over-one replacement sash.

**Outbuilding:** Wood-frame woodshed at rear shared with 19 Prospect St. Built ca. 1875.

**22 Prospect Street, ca. 1870 (112.12-1-73)**  
one contributing building

Two-story, cross-gable, T-plan, multi-unit, wood-frame house. Regular, period fenestration with asymmetrically placed main entrance and mainly one-over-one vinyl replacement sash. Vinyl siding; foundation parged.

**27 Prospect Street, ca. 1880 (113.9-1-64)**  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, three-bay, L-plan, wood frame house with slightly lower two-story, gable-roof wing projecting from south eave wall. Open, gable-roof porch (added late 1900s) spans center and south bays of facade. Regular, period fenestration with two over two wood sash; asymmetrically placed main entrance; keyhole opening in peak. Asbestos shingle siding with raking frieze; parged foundation.

**Outbuilding:** One-story, wood-frame outbuilding, built mid-1900s.

**29 Prospect Street, ca. 1980 (113.9-1-63)**  
one non-contributing outbuilding (due to age)

One-story, gable-roof, wood-frame outbuilding with wood novelty siding.

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**30 Prospect Street, ca. 1860 (112.12-1-72)**

one contributing building

One-and-a-half-story, two-bay, gable-front, wood-frame house with one-and-a-half-story wing projecting from south eave wall to form L-plan. Open, shed-roof porch (added mid-late 1900s) set in corner of L-plan. Mainly period regular fenestration with one-over-one vinyl replacement sash. Vinyl siding; parged foundation.

**31 Prospect Street, ca. 1885 (113.9-1-62)**

one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front, wood-frame house with slightly lower two-story, gable-roof wing projecting from north eave wall. Open, shed-roof porch with wrought iron supports and railing (replaced ca. 1960) spans facade and wraps north side to wing. Regular, period fenestration with two over two wood sash; asymmetrically placed main entrance. Asbestos shingle siding; parged foundation.

**Outbuilding:** Wood-frame, side-gable, two-bay garage. Built mid-1900s.

**32 Prospect Street, ca. 1860 (112.12-1-71)**

one contributing building

One-and-a-half-story, five-bay, side-gable, wood-frame house with one-story, shed-roof rear ell on a banked foundation. Glazed, hip-roof porch (added early 1900s with recently replaced windows) spans most of facade. Generally regular fenestration with one-over-one vinyl replacement sash in main block with later-added (early 1900s) evenly spaced gable-roof dormers break the eaveline on both front and rear roof faces. Asbestos shingle siding with partial returns; banked foundation with partially revealed basement.

**33 Prospect Street, ca. 1885 (113.9-1-61)**

one contributing building

Two-story, wood-frame, mansard-roof house. Open, hip-roof porch (added early 1900s) with squared posts and squared spindle railing spans front facade; low pediment on porch roof marks asymmetrically placed main entrance. Regular, mainly period fenestration with recently replaced one-light casements. Wood clapboard siding with plain frieze, corner and water table boards; foundation.

**35 Prospect Street, ca. 1885 (113.9-1-60)**

one contributing building

Two-story, three-bay, gable-front, Queen Anne, wood-frame, multi-unit house with sunbursts in peaks; shallow, two-story, gable-roof wings project from north and south eave walls creating a symmetrical T-plan. Open, hip-roof porch with paired posts on piers spans facade and wraps corners to wings; pediment centered on porch roof face over symmetrically placed, paired main entrances. Regular, period fenestration with one-over-one wood sash. Wood clapboard siding with full returns and corner boards; foundation concealed by foliage.



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**37 Prospect Street, ca. 1885 (113.9-1-59)**  
one contributing building

Two-story, three-bay, gable-front, wood-frame house with enclosed, hip-roof porch spanning facade and wrapping part of north side. Regular, period fenestration with varied replacement sash. Asphalt shingle siding covers wood clapboards.

**38 Prospect Street, ca. 1885 (113.9-1-46)**  
one contributing building

Two-story, cross-gable, L-plan, wood-frame house. Glazed, hip-roof porch with angled corner entrance spans interior corner of L-plan. Regular period fenestration with mainly single openings and one-over-one replacement sash; paired openings centered on gable-front facade. Asbestos shingle siding; deep raking frieze; foundation concealed.

**40 Prospect Street, ca. 1885 (113.9-1-47)**  
one contributing building

Two-story, flat-roof, wood-frame house composed a three-bay main block and additional bay set back slightly from south end of front facade; low pediment centered above three-bay section of facade. Open, hip-roof porch supported by turned posts spans facade. Regular period fenestration with two over two wood sash; main entrance in recessed block at south end of house. Asbestos shingle siding with deep raking frieze; foundation concealed by foliage.

**41 Prospect Street, ca. 1875 (113.9-1-48)**  
one contributing building; one contributing outbuilding

Two-story, six-bay, flat-roof, Italianate, multi-unit, wood-frame house with deep bracketed frieze and low pediment centered above middle two bays of facade; open, hip-roof porch (ca. 1900 remodel) supported by Tuscan columns spans facade. Symmetrical, period fenestration with paired main entrances with transom lights in two center bays; windows feature Italianate casing with one-over-one recent replacements. Wood clapboard siding with corner and water table boards; parged foundation. Matched 43 Prospect Street when built.

**Outbuilding:** One-bay, gable-front wood-frame garage with single door and wood novelty siding. Built ca. 1940.

**43 Prospect Street, ca. 1875 (113.9-1-35)**  
one contributing building

Two-story, six-bay, rectangular plan, Italianate, multi-unit wood frame house with deep, bracketed frieze and low pediment centered above middle two bays of facade. Open, hip-roof porch (added ca. 1920) supported by squared columns spans four middle bays of facade. Symmetrical, period fenestration with paired main entrances and windows with six over six replacement sash. Aluminum siding; parged foundation. Matched 41 Prospect Street when built.

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**44 Prospect Street, ca. 1885 (113.9-1-36)**

one contributing building

Two-story, six-bay, hip-roof, industrial building reused as multi-unit house residence ca. 1915-30; small, one-story, gable-roof, brick addition on banked foundation projects from west side. Two-story, open, hip-roof porch supported by turned posts with decorative braces spans northern four bays on facade. Regular fenestration with one-over-one vinyl replacement sash. Vinyl siding; foundation concealed.

**46 Prospect Street, ca. 1930 (113.9-1-26)**

one contributing building; one contributing outbuilding

One-story, three-bay, side-gable, wood-frame bungalow with flared eaves; shed-roof dormer with tripled three-light windows centered on front roof face. Open, period porch with heavy, wood-shingled corner piers and arched openings is recessed under main roof and spans facade. Regular, period fenestration with mainly six over one wood sash; centered main entrance. Wood shingle siding; paneled galvanized "barn" roof; concrete block foundation; standing seam metal roof. Probably matched 50 Prospect Street when built.

**Outbuilding:** Gable-front, one-bay, wood frame garage with wood shingles matching house. Built ca. 1930.

**47 Prospect Street, ca. 1900 (113.9-1-34)**

one contributing building; one contributing outbuilding

Two-story, hip-roof, wood-frame, Queen Anne house; prominent two-story, gable-roof dormer with full returns spans south half of front facade; shallow, two-story, gable-roof wings with full returns project from north and south eave walls. Open, shed-roof porches of differing ages on front and side facades replace earlier ones. Regular, period fenestration with one-over-one replacement sash. Asbestos shingle siding; parged foundation. Probably matched 49 Prospect Street when built.

**Outbuilding:** Wood-frame garage built in two sections, both flat-roof; with paired period wood doors, each with two bays; wood novelty siding. Built ca. 1930.

**48 Prospect Street, ca. 1940 (113.9-1-25)**

one contributing building; one contributing outbuilding

One-story, three-bay, gable-front, wood-frame house with open porch supported by heavy shingled piers and recessed under main roof and spanning the facade. Symmetrical, period fenestration with one-over-one replacement sash and door. Wood shingle siding; slightly banked concrete foundation.

**Outbuilding:** One-bay, gable-front, wood-frame garage with single-width door. Built ca. 1950.

**49 Prospect Street, ca. 1900 (113.9-1-33)**

one contributing building; one contributing outbuilding

Two-story, hip-roof, wood-frame house with fully developed Queen Anne decorative scheme; prominent gable dormers project from front and side roof faces capping bay windows. Open, hip-roof porch with period details and Tuscan columns spans facade and wraps southwest corner; open, second-story porch with period details on north half of facade above porch. Regular, period fenestration with one-over-one sash, some replaced, and period front door. Wood clapboard siding with corner and water table boards; parged foundation.

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**Outbuilding:** Two-bay, flat-roof, wood-frame garage with paired period wood doors; wood novelty siding. Built ca. 1930.

**50 Prospect Street, ca. 1930 (113.9-1-24)**

one contributing building; one non-contributing outbuilding (due to age)

One-and-a-half-story, three-bay, side-gable, wood-frame bungalow with flared eaves; shed-roof dormer with triple, three-light windows centered on front roof face. Open, porch with replaced wrought iron posts recessed under main roof spans facade. Regular, period fenestration with paired openings and six over one replacement sash; centered main entrance. Wood-shingle siding; parged foundation. Probably matched 46 Prospect Street when built.

**Outbuilding:** Two-bay, gable-front, wood-frame garage. Built 1980.

**52 Prospect Street, ca. 1940 (113.9-1-23)**

one non-contributing building (due to alterations); one contributing outbuilding

One-story, three-bay, gable-front, wood frame house with later-added (late 1900s) gable-front upper story. Open, hip-roof porch spans most of facade. Symmetrical, period fenestration with six over one wood sash on main block. Asbestos shingle siding; concrete foundation.

**Outbuilding:** One-bay, gable-front, wood-frame garage with single-width door. Built ca. 1950.

**53 Prospect Street, ca. 1900 (113.9-1-32)**

one contributing building; one contributing outbuilding

Two-story, hip-roof, wood-frame house with Queen Anne decorative scheme; prominent gable dormers project from front and side roof faces capping bay windows; open, hip-roof porch supported by Tuscan columns spans facade and wraps corner southwest corner. Regular, period fenestration with one-over-one wood sash and period door. Wood clapboard siding with corner and water table boards; parged foundation.

**Outbuilding:** Two-bay, gable-front wood-frame garage with paired period wood doors. Built ca. 1920.

**54 Prospect Street, ca. 1940 (113.9-1-22)**

one contributing building; one contributing outbuilding

One-story, three-bay, gable-front, wood-frame bungalow house with deep eaves on main block and front porch trimmed with diagonal braces. Open, gable-front porch supported by paired squared posts set on shingled piers is centered on facade; gabled dormer centered on south roof face. Symmetrical period fenestration with six over one replacement sash. Vinyl siding; retains herringbone design in porch tympanum; concrete foundation.

**Outbuilding:** One-bay, gable-front, wood-frame garage with single-width door. Built ca. 1950.

**58 Prospect Street, ca. 1890 (113.9-1-14)**

one contributing building

Two-story, five-bay, side-gable, wood-frame house with prominent, steeply pitched gabled dormer centered above slightly projecting main entrance; large two-story spans rear wall. Open, shed-roof porch with wide central pediment supported by turned posts spans facade and features a spindled tympanum and period fretwork railing. Regular, period fenestration with one-over-one sash, most replaced, and Queen Anne stained glass

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windows in peaks. Asbestos shingle siding with Eastlake vergeboards and rafter tails; concrete block foundation.

**59 Prospect Street, ca. 1900 (113.9-1-31)**

one contributing building

Two-story, hip-roof, wood-frame house with Queen Anne decorative scheme; prominent gabled dormers project from front and side roof faces capping bay windows. Open, two-story, hip-roof porch supported by turned posts spans south half of facade. One-story, flat-roof wing (added ca. 2000) projects from south wall. Regular, period fenestration with one-over-one wood sash. Wood clapboard siding with corner and water table boards and wood shingle details; parged and scored foundation.

**60 Prospect Street, ca. 1900 (113.9-1-13)**

one contributing building

Two-story, four-bay, gable-front, multi-unit, wood frame house with gabled dormers centered on north and south roof faces. Two-story, open, hip-roof porch supported by Tuscan columns spans facade. Regular, period fenestration with two over two wood sash. Vinyl siding; foundation concealed.

**62 Prospect Street, ca. 1900 (113.9-1-12)**

one contributing building

Two-story, three-bay, cross-gable, L-plan, multi-unit, wood-frame house. Open, hip-roof porch supported by turned posts with decorative braces spans facade and wraps part of south wall. Regular, period fenestration with one-over-one sash; novelty windows in peaks. Asbestos shingle siding with raking frieze; tin-plated roof shingles; stone foundation.

**63 Prospect Street, ca. 1930 (113.9-1-30)**

one contributing building; one contributing outbuilding

One-and-a-half-story, side-gable, wood-frame bungalow with shed-roof dormers centered on front and rear roof faces. Front roof face extends over enclosed front porch spanning facade. Regular period fenestration with paired and single openings; one-over-one replacement sash. Vinyl siding; foundation concealed.

**Outbuilding:** Side-gable, wood-frame, three-bay garage with steeply pitched roof, the front face extended over entrance, and walls; plywood clad exterior. Opens to New Street. Built ca. 1930.

**64 Prospect Street, ca. 1900 (113.9-1-11)**

one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, two-bay, gable-front, wood-frame house with slightly lower, gable-roof, rear ell (raised to two stories after 1945). Open, hip-roof porch supported by Tuscan columns spans facade and projects slightly south. Regular, period fenestration with one-over-one replacement sash. Vinyl siding; foundation concealed.

**Outbuilding:** Two-story, gable-front carriage barn with rear addition and a second story residential area added above facade. Built ca. 1900.

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**66 Prospect Street, ca. 1900 (113.9-1-10)**

one contributing building; one non-contributing outbuilding (due to age)

Two-story, L-plan, wood-frame house. Recently built enclosed, shed-roof porch spans facade. Altered fenestration with replacement sash. Vinyl siding; parged foundation.

**Outbuilding:** Large, three-bay, gambrel-roof wood frame garage with domestic space above. Built ca. 1980.

**67 Prospect Street, ca. 1990 (113.9-1-29)**

one non-contributing building (due to age); one non-contributing outbuilding (due to age)

One-story, side-gable, modular house on banked concrete foundation. All synthetic exterior finishes.

**Outbuilding:** Two-bay, gable-front garage. Built ca. 1990.

**68 Prospect Street, ca. 1885 (113.9-1-9)**

one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front, wood-frame house with large, one-story, shed-roof rear ell. Enclosed, hip-roof porch (added early 1900s) spans facade and south eave wall. Regular, period fenestration with one-over-one replacement sash; keyhole window in peak converted to a vent. Vinyl siding; parged foundation.

**Outbuilding:** Gable-front, wood-frame carriage barn with added automobile bay added later. Wood clapboard siding. Built ca. 1885.

**70 Prospect Street, ca. 1885 (113.9-1-8)**

one contributing building; one contributing outbuilding

Two-story, three-bay, cross-gable, L-plan, multi-unit wood-frame house with nearly full-height rear ell. Open, hip-roof porch with replaced (ca. 1960) wrought iron supports and railing spans front and part of south side. Regular, period fenestration with mainly wood two over two sash; asymmetrically placed main entrance; novelty window in peak. Wood clapboard siding with raking frieze, corner and water table boards; parged foundation.

**Outbuilding:** Two-story, wood-frame carriage barn with steeply pitched gabled pediment centered on front roof face later converted to four-bay garage. Built ca. 1885.

**71 Prospect Street, ca. 1895 (113.9-1-27)**

one contributing building; two contributing outbuildings

Two-story, wood-frame house with hip and gable-roof sections and dormers projecting from front and side roof faces to create an irregular plan. Differing entrance porches, both recently rebuilt, project from each corner of front facade. Regular, mainly period fenestration with one-over-one replacement sash; paired period doors. Asbestos shingle siding; parged foundation.

**Outbuilding:** Two-bay, gable-front, wood-frame carriage barn with vinyl siding and garage doors. Built ca. 1890.

Small, gable-front, wood frame storage shed. Built ca. 1940.

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**72 Prospect Street, ca. 1885 (113.9-1-7)**

one contributing building; one contributing outbuilding

Two-story, cross-gable, L-plan, wood frame house with two bays on front facade; open, shed-roof porch set in corner of L-plan; Italianate bay window on brick foundation projects from south side. Regular, period fenestration with one-over-one replacement sash; round-arched attic windows. Asbestos shingle siding, tin-plated roof shingles; parged foundation.

**Outbuilding:** One-bay, gable-front wood frame garage with asbestos shingle siding. Built ca. 1930.

**74 Prospect Street, ca. 1910 (113.9-1-6)**

one contributing building

Two-story, cross-gable, L-plan wood-frame house: gambrel-roof front facade faces the street. Hip-roof porch (glazed later) with paired Tuscan columns set on wood shingled piers spans front facade. Irregular, mainly period fenestration with one-over-one wood sash; oval Colonial window in peak and gambrel face. Wood clapboard siding with wood shingle details and deep bracketed eaves; parged foundation.

**76 Prospect Street, ca. 1885 (113.9-1-5)**

one contributing building

Two-story, L-plan, wood-frame house with three-bay gable-front facade; one-story, shed-roof, rear ell. Enclosed, shed-roof porch (recent replacement clad in T-111 siding) spans facade. Regular, period fenestration with two over two wood sash and some one-over-one replacement sash; round, novelty window in peak. Asbestos shingle siding; stone foundation.

**78 Prospect Street, ca. 1885 (113.9-1-3)**

one contributing building; one contributing outbuilding

Two-story, six-bay, wood-frame, multi-unit house; prominent gable dormer centered on front roof face above two-bay wing projecting forward from main block; two-story, gable-roof, rear ell. Open, hip-roof porch supported by squared, tapered posts with decorative braces spans facade. Regular, period fenestration with mainly single openings and one-over-one replacement sash; main entrances flank paired windows in center bays; peaked four-light sash in attic windows. Aluminum siding; parged foundation.

**Outbuilding:** Two-bay wood-frame garage with low gambrel roof and vinyl siding. Built ca. 1940.

**80 Prospect Street, ca. 1880 (113.9-1-2)**

one contributing building; one contributing outbuilding

Two-story, side-gable, wood-frame house with three-story octagonal tower centered on front facade above vestibule that projects forward from front facade. Open, hip-roof porch with center section curving around the tower features balustered railing and paired squared, chamfered posts set on piers spans facade. Regular, slightly asymmetrical period fenestration with mainly single openings with one-over-one sash. Most siding replaced with vinyl or aluminum, but retains wood shingles in third story of tower; parged foundation.

**Outbuilding:** Large, wood-frame carriage barn with mow door in prominent gabled dormer centered on front roof face. Built ca. 1880.

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## Railroad Avenue

### **3 Railroad Avenue**, ca. 1890 (113.9-3-26)

one contributing building

Two-story, L-plan, cross-gable, wood-frame house (one-bay wing raised from one and a half stories, ca. 1900). Enclosed, hip-roof porch (ca. 1910) in corner formed by wing and two-bay main block. Regular, period fenestration with one-over-one replacement sash. Vinyl siding; parged foundation.

### **9 Railroad Avenue**, ca. 1890 (113.9-3-25)

one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front, wood-frame house with two-story wing projecting from east eave wall. Additions made in early 1900s include enclosed, hip-roof porch trimmed with single brackets and resting on a cobblestone foundation that spans south half of facade and wraps the east wing; a cobblestone patio continuing across north half of facade; and a similarly constructed exterior chimney. Regular, period fenestration with one-over-one replacement sash. Asbestos shingle siding; banked foundation concealed.

**Outbuilding:** Gable-roof, wood-frame carriage barn with mow and paired openings now with garage doors in eave wall; asbestos shingle siding; and banked foundation. Finishes match house. Built ca. 1865.

### **10 Railroad Avenue**, ca. 2000 (113.9-3-48)

one non-contributing building (due to age)

Gable-roof modular house on banked, poured concrete foundation. Synthetic exterior finishes.

### **[no street number] Railroad Avenue** (113.9-3-85)

vacant lot, not counted

### **14 Railroad Avenue**, ca. 1880 (113.9-3-49)

one contributing building; one non-contributing outbuilding (due to age)

Two-story, five-bay, side-gable, wood-frame, multi-unit house; small, gabled dormer projects above center bay and breaks front eave line. Open, hip-roof porch supported by squared posts spans three middle bays of facade. Symmetrical period fenestration with paired entrances with period wood doors capped by transoms in center bay; replacement four over four sash throughout. Wood clapboard siding with raking frieze and corner boards; banked stone foundation with rear basement wall exposed.

**Outbuilding:** Two-bay, frontal-gable, wood-frame garage with vinyl siding; first story below grade. Built ca. 1980.

### **15 Railroad Avenue**, ca. 1880 (113.9-3-24)

one contributing building

Two-story, three-bay, gable-front, wood-frame house on banked foundation; one-story, shed-roof, rear ell. Open, hip-roof porch supported by squared, chamfered posts with corner braces spans facade; later-added enclosed, shed-roof, side entrance porch. Regular, period fenestration with four over one vinyl replacement

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sash; asymmetrically placed main entrance with paired period doors and transom light. Vinyl siding; steeply banked stone foundation, partially parged.

**16 Railroad Avenue, ca. 1895 (113.9-3-50)**  
one contributing building

Two-story, three-bay, gable-front, wood-frame house with partial returns on front facade and below pediment centered on south eave wall. Open, shed-roof porch with recently replaced turned posts and spindled railings spans facade; enclosed, hip-roof side entrance porch spans east eave wall. Regular mainly period fenestration with varied sash. Vinyl siding; parged foundation.

**17 Railroad Avenue, ca. 1965 (113.9-3-23)**  
one non-contributing building (due alterations)

Modular wood-frame house on steeply banked concrete block foundation with one-bay garage on lower level of east gable. Period fenestration. All exterior finishes replaced.

**19 Railroad Avenue, ca. 1965 (113.9-3-22)**  
one non-contributing building (due to alterations)

Two-story, split-level, wood-frame house on brick veneer foundation; all exterior finishes replaced.

**[no street number] Railroad Avenue (113.9-3-21)**  
vacant lot, not counted

**20 Railroad Avenue, ca. 1955 (113.9-3-51)**  
one non-contributing building (due to alterations); one non-contributing outbuilding (due to alterations)

One-story, gable-roof, wood-frame, ranch style, house on a steeply banked concrete block foundation. Aluminum siding; fenestration altered; vinyl replacement sash.

**Outbuilding:** Two-bay, gable-front, wood-frame garage with vinyl siding. Built ca. 1955.

**24 Railroad Avenue, ca. 1950 (113.9-3-52)**  
one contributing building; one contributing outbuilding

One-story, gable-front, wood-frame house on steeply banked concrete block foundation. Glazed, hip-roof porch spans facade. Regular, period fenestration with rigid metal awnings on eave wall openings. Aluminum siding.

**Outbuilding:** Gable-front, wood-frame garage with shed-roofed addition; asphalt shingle siding. Built ca. 1950.

**25 Railroad Avenue, ca. 1885 (113.9-3-20)**  
one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front, wood-frame house with cruciform roof over two-story, gable-roof wings projecting from west and east eave walls. Open, hip-roof porch supported by squared, chamfered posts spans



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facade and wraps southeast corner. Regular period fenestration with asymmetrically placed main entrance; one-over-one replacement sash. Wood clapboard siding on front facade with vinyl siding on sides; all tympanums feature board-and-batten siding and sawtooth detail. Parged foundation.

**Outbuilding:** Two-bay, gable-front, wood-frame garage with wood novelty siding; shed-roof addition to eave wall. Built ca. 1940.

## Rock Street

**2 Rock Street**, ca. 1885 (113.13-1-2.100)  
one contributing building

Square-plan, flat-roof, brick warehouse on banked foundation; two stories exposed on north and east sides; two-story, three-bay, wood-frame, rear addition (built ca.1930-45). Regular, period fenestration with four bays facing the street; openings with stone lintels and sills have one-over-one replacement sash. Wood-frame ell has wood novelty siding, regular fenestration, and one-over-one replacement sash.

**[no street number] Rock Street** (113.13-1-2.200)  
vacant lot, not counted

## Summit Street

**4 Summit Street**, 1930 (113.13-2-2)  
one non-contributing building (due to alterations)

One-story, flat-roof, wood-frame house with later enclosed shed-roof addition spanning rear wall; appears to have been altered from an earlier, but unknown design. Partially enclosed, shed-roof porch spans south half of facade. Varied fenestration with variety of sash and casements. Synthetic shingle siding with deep reveal; concrete foundation.

**5 Summit Street**, ca. 1875 (113.13-1-40)  
one contributing building

Two-story, L-plan, wood-frame house composed of side-gable main block and slightly lower gable-front wing projecting from from south half of facade; later (ca. 1910) two-story, gable-roof rear ell. Open, shed-roof porch supported by turned posts with decorative braces in corner of L-plan. Regular period fenestration with one-over-one replacement sash; circular openings in peaks. Synthetic siding with deep reveals and lapped corners replaces earlier material; slightly banked parged foundation.

**6 Summit Street**, ca. 1875 (113.13-2-12)  
one contributing building

Two-story, three-bay, gable-front, wood-frame house; open, shed-roof porch (added late 1800s) supported by turned posts spans asymmetrically placed main entrance with transom light and center bay. Regular, period fenestration with one-over-one replacement sash. Vinyl siding; stone foundation.

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**7 Summit Street**, ca. 1850-65 (113.13-1-41)  
one contributing building

Two-story, three-bay, gable-front, wood-frame, multi-unit house with two-story, gable-roof wing projecting from south eave wall; large two-story, side-gable rear ell (appears to reuse part of a two-and-a-half-story livery built ca. 1900). Open, hip-roof porch (added early 1900s) spans facade and part of south side with a screened, shed-roof above on south wall. Regular, period fenestration with one-over-one replacement sash Vinyl siding; banked foundation concealed by porch and siding.

**8 Summit Street**, ca. 1875 (113.13-2-13)  
one contributing building

Two-story, three-bay, gable-front, wood-frame house; shallow full-height wing capped by gable dormer projects from north eave wall forming a T-plan. Glazed, shed-roof porch (recently rebuilt with non-historic materials) spans facade. Regular, period fenestration with one-over-one replacement sash. Aluminum siding; parged foundation.

**9 Summit Street**, ca. 1875 (113.13-1-42)  
one contributing building

Two-story, three-bay, gable-front, wood-frame house with two-story wing projecting from south eave wall to form an L-plan; two-story, gable-roof, rear ell (added ca. 1930). Open, hip-roof porch (ca. 1900) spans facade and corner to wing. Regular, period fenestration with one-over-one replacement sash; asymmetrically placed main entrance. Aluminum siding; foundation concealed.

**10 Summit Street**, ca. 1855 (113.13-2-14)  
one contributing building; one contributing outbuilding

Two-story, three-bay, wood-frame house with shallow wing projecting from north side; low-pitched cross-gable roof may replace an earlier, different roof. Open, gable-roof entrance porch with brick stoop protects asymmetrically placed main entrance. Regular, period fenestration with varied sash. Aluminum siding; foundation concealed.

**Outbuilding:** One-bay, gable-front, wood frame garage with single door and aluminum siding. Built ca. 1950.

**11 Summit Street**, ca. 1875 (113.13-1-43)  
one contributing building

Two-story, four-bay, wood-frame house with asymmetrically placed prominent pediment on front facade; deep eaves with brackets under pediment. Open, hip-roof porch supported by turned posts (resin replacements) spans facade. Regular, period fenestration with asymmetrically placed main entrance and one-over-one replacement sash. Asbestos shingle siding; parged, slightly banked foundation.

**Outbuilding:** Two-story, shed-roof, three-bay barn with period horizontally sliding doors that pass over each other. Built ca. 1895.

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**12 Summit Street**, ca. 1875 (113.13-2-15)

one contributing building; one contributing outbuilding

Two-story, three-bay, wood-frame, multi-unit house with cross-gable, two-story, two-bay wing flush with facade. Open, hip-roof porch (altered recently) spans gable portion of facade. Regular, period fenestration with one-over-one replacement sash. Vinyl siding; slightly banked parged foundation.

**Outbuilding:** One-bay, gable-front wood-frame garage with asbestos shingle siding. Built ca. 1940.

**16 Summit Street**, ca. 1855 (113.13-2-16)

one contributing building; one non-contributing outbuilding (due to age)

Two-story, five-bay, side-gable, wood-frame house with open, hip-roof porch with replaced squared posts spans three middle bays. Symmetrical period fenestration includes main entrance with transom light; oval novelty window centered on second story of facade; and one-over-one replacement sash. Wood clapboard siding; concealed foundation; recent standing seam metal roof. Stone retaining wall with poured concrete steps to front walk.

**Outbuilding:** Two-bay, gable-front garage with T-111 siding. Built ca. 1970.

**17 Summit Street**, ca. 1855 (113.13-1-52)

one contributing building; one contributing outbuilding

One-and-a-half-story, side-gable, wood frame house turned 90 degrees from highway; one-and-a-half-story gable-roofed wing projects from south wall of ell and forms an L-plan. Enclosed, hip-roof porch (added early 1900s) spans south gable wall; open, shed-roof porch spans south eave wall of wing. Regular, period fenestration with half windows in upper stories of main block and wing; one-over-one replacement sash. Mainly vinyl siding with some wood shingles; retains raking frieze; parged foundation.

**Outbuilding:** One-bay, gable-front wood frame garage with wood clapboard siding. Built ca. 1930.

**18 Summit Street**, ca. 1860 (113.13-2-23)

one contributing building

Two-story, three-bay, gable-front, wood-frame house with two-story, side-gable wing on south eave wall flush with front facade; gable-roof rear ell (ca. 1910). Enclosed, hip-roof porch (added early 1900s) spans most of facade. Regular, period fenestration with one-over-one replacement sash. Vinyl siding; stone foundation.

**20 Summit Street**, ca. 1855 (113.13-2-24)

one contributing building; one contributing outbuilding

Two-story, five-bay, side-gable, multi-unit, wood-frame house with prominent gable dormer centered on front roof face. Open, hip-roof porch (added ca. 1895) supported by Tuscan columns (resin replacements) spans facade. Symmetrical period fenestration with six over six replacement sash; paired main entrances centered on front facade. Vinyl siding; foundation concealed.

**Outbuilding:** Two-bay, gable-front, wood-frame garage. Built ca. 1950.

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**22 Summit Street**, ca. 1875 (113.13-2-25)

one contributing building; one non-contributing outbuilding (due to age)

Two-story, three-bay, cross-gable, L-plan, wood-frame house; enclosed, hip-roof porch spans facade and curves around southwest corner of house. Regular, period fenestration with one-over-one replacement sash. Vinyl siding; foundation concealed.

**Outbuilding:** Garden house with board-and-batten siding. Built ca. 2000.

**24 Summit Street**, ca. 1860 (113.13-2-26)

one contributing building

Two-story, three-bay, side-gable, wood-frame house. Open, two-story porch (ca. 1930) spans facade; first-story section curves around northwest corner of main block. Regular, symmetrical period fenestration with center entrance and mainly two over two wood sash. Aluminum siding; foundation concealed.

**25 Summit Street**, ca. 1855 (113.13-1-53)

one contributing building; one contributing outbuilding

Two-story, five-bay, side-gable, wood-frame house; one-and-a-half-story, four-bay, side-gable wing set back from front facade projects from east gable wall of main block; open, shed-roof porch spans wing. Mainly period symmetrical fenestration with one-over-one replacement sash; first-story windows in main block replaced with single fixed multi-light sash. Wood clapboard siding; parged foundation.

**Outbuilding:** Four-bay, side-gable wood-frame garage. Built ca. 1940.

**26 Summit Street**, ca. 1875 (113.13-2-27)

one contributing building; one non-contributing outbuilding (due to age)

Two-story, cross-gable, L-plan, wood-frame house; two-story, gable-roof rear ell. Enclosed, hip-roof porch spans facade and wraps inside corner of L-plan. Regular, period fenestration with one-over-one replacement sash; circular novelty window in peak. Vinyl siding; stone foundation partially replaced with concrete blocks.

**Outbuildings:** Wood-frame garage with banked concrete block foundation. Built ca. 1990.

**27 Summit Street**, 1876-1892 (113.13-1-54)

one contributing building

Summit Mill. Three-story, brick mill built in three main phases; Five-story, square water tower centered on the facade of middle block; banked foundation aligns with north bank of Agawamuck Creek and varies in height under different blocks on that side; low-pitched or flat roofs with deep bracketed eaves on front facade. Regular period fenestration with segmentally arched featuring soldiered brick heads, stone sills, and twelve over twelve wood sash.

**28 Summit Street**, ca. 1945 (113.13-2-28)

one non-contributing building (due to alterations)

One-story, two-bay, side-gable, wood-frame house with recently added two-story, gable-front addition over one-bay, attached garage on north gable wall. Enclosed, period gable-roof entrance porch on older section. Aluminum siding; concrete block foundation.

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**29 Summit Street**, ca. 1860 (113.13-1-60)

one contributing building; one non-contributing outbuilding (due to age)

Two-story, three-bay, gable-front, wood-frame house with two-story, side-gable wing projects from north eave wall and forms an L-plan. Open, shed-roof porch spans facade; Queen Anne vergeboard and Stick style panelling with paired blind arches above windows in front peak. Regular period fenestration with one-over-one replacement sash; asymmetrically placed main entrance. Wood clapboard siding; banked, parged foundation with basement exposed on south eave wall and rear.

**Outbuilding:** House trailer with replacement sash; on permanent foundation. Placed ca. 1970.

**33 Summit St**, ca. 2000 (113.13-1-61)

one non-contributing building (due to age)

House trailer.

**34 Summit Street**, ca. 1860 (113.13-2-30)

one contributing building; one non-contributing outbuilding (due to age)

One-and-a-half-story, two-bay, gable-front, wood-frame house; one-and-a-half-story, gable-roof wing projects from east eave wall to form L-plan; large, one-story, gable-roof, rear ell. Open, hip-roof porch with later posts and railing spans wing and wraps its southwest corner. Regular, period fenestration with one-over-one replacement sash. Aluminum siding; steeply banked parged foundation.

**Outbuilding:** Two-bay, gable-front, wood-frame garage on high concrete foundation banked into slope. Foundation may be reused. Built ca. 1980.

**35 Summit Street**, ca. 1870 (113.13-1-62.200)

one non-contributing building (due to alterations)

Two-story, gable-front, wood-frame house with two-story, rectangular plan, flat-roof addition projecting beyond front facade on south eave wall. Open, shed-roof porch spans facade of main block. Regular, period fenestration with variety of replacement sash with earlier two over two wood sash in south wing. Vinyl siding on gabled portion; wood clapboards on wing; parged foundation.

**35 Summit Street** (113.13-1-62.100)

vacant lot, not counted

**37 Summit Street**, ca. 1870 (113.13-1-63)

one contributing building; one contributing outbuilding

Two-story, L-plan, wood-frame house with two-bay front facade; enclosed, hip-roof porch spans facade and wraps corner to wing. Regular, period fenestration with two over two wood sash. Asbestos shingle siding; banked, parged foundation.

**Outbuilding:** One-bay, gable-front wood frame garage. Built ca. 1940.

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**38 Summit Street, ca. 1835-55 (113.13-2-31)**

one contributing building; one contributing outbuilding

Wood-frame house on a steeply banked foundation exposing full basement on north eave wall one story; south eave wall with three bays probably began as principal facade turned 90 degrees to the highway and later moved to narrower three-bay gable wall facing the road in late 1800s with new open porch with turned posts spanning front facade. Glazed porch (added ca. 1930) spans south eave wall. Regular, period fenestration with one-over-one replacement sash. Asbestos shingle siding; foundation concealed.

**Outbuilding:** One-bay, gable-front, concrete block garage. Built ca. 1960.

**[no street number] Summit Street (113.13-2-33)**

one contributing site

Woodland recreational area (12.08 acres) adjoining south shore of Summit Lake owned by Village of Philmont.

**[no street number] Summit Street (113.13-3-1)**

vacant lot, not counted

**39 Summit Street, ca. 1835-55 (113.13-1-64)**

one contributing building

Two-story, two-bay, gable-front, wood-frame house with one-and-a-half-story, two-bay, side-gable wing, probably older section of house, projects from north eave wall to form L-plan on steeply banked foundation. Enclosed, shed-roof porch (mid-1900s) spans facade of main block; open, shed-roof porch spans front of wing. Regular, period fenestration with variety of replacement sash. Aluminum siding; concrete block foundation under wing.

**41 Summit Street, ca. 1890 (113.13-1-65)**

one contributing building; two contributing outbuildings

Two-story, three-bay, gable-front, wood-frame house with four-bay, side-gable wing cross-gable to north roof face. Open, shed-roof porch supported by turned posts spans facade of wing. Regular, period fenestration with one-over-one replacement sash. Wood clapboard siding on gable-front block; vinyl siding on wing; banked foundation under wing.

**Outbuildings:** Small wood-frame outbuilding, possibly built as outhouse. ca. 1900.

Small, one-story wood-frame house at rear of property with wood clapboard siding and asymmetrical fenestration in gable front. Built ca. 1930.

**42 Summit Street, ca. 1880 (113.13-2-32.200)**

one contributing building; one non-contributing outbuilding (due to age)

Two-story, three-bay, gable-front, wood-frame house with a low-pitched roof. Open, pedimented entrance porch (early 1900s) over asymmetrically placed, recessed main entrance with paired wood doors and Italianate trim scheme. Regular, period fenestration with two over two wood sash. Vinyl siding; stone foundation, partially parged.

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**Outbuilding:** Two-bay, gable-front wood frame garage with variety of sidings. Built ca. 1980.

**[42 ½] Summit Street**, ca. 1990 (113.13-2-32.100)

one non-contributing building (due to age)

House trailer set back from highway on “flag” lot.

**43 Summit Street**, ca. 1880 (113.13-1-66)

one contributing building

Two-story, three-bay, gable-front, wood-frame house with two-story, gable-roof wing projecting from south eave wall and forming L-plan. Enclosed, gable-roof entrance porch (mid-1900s) covers asymmetrically placed main entrance; enclosed, hip-roof porch on north eave wall. Regular, period fenestration with one-over-one replacement sash. Vinyl siding; slightly banked foundation concealed.

**45 Summit Street**, ca. 1900 (113.13-1-67)

one contributing building

Two-story, three-bay, gable-front, wood-frame house with shallow, two-story, gable-roof wing projecting from north eave wall and forming an L-plan; full-height, gable-roof rear ell extends south eave line of main block. Open, hip-roof porch supported by turned posts spans facade and wraps corner to wing. Regular, period fenestration with one-over-one replacement sash; oriel window on north eave wall; asymmetrically placed main entrance with paired period doors. Wood clapboard siding with raking frieze and corner boards; parged, banked foundation.

**46 Summit Street**, ca. 1890 (113.13-2-34)

one non-contributing building (due to alterations)

Two-story, two-bay, gable-front, wood-frame house; later one-story, shed-roof wing projects from north eave wall. Non-historic additions include open, hip-roof porch spanning most of facade and enclosed porch spanning north half of facade and part of addition. Altered fenestration. Vinyl siding; concealed foundation.

**47 Summit Street**, ca. 1900 (113.13-1-68)

one contributing building; one contributing outbuilding

Two-story, three-bay, gable-front, wood-frame house on a banked foundation. Open, shed-roof porch supported by turned posts with decorative braces spans facade; enclosed, gable-roof side entrance porch on south eave wall. Regular, period fenestration with one-over-one replacement sash; asymmetrically placed main entrance; oriel window on north eave wall; square novelty opening in peak. Asbestos shingle siding with raking frieze boards; parged foundation.

**Outbuilding:** One-bay, gable-front, wood-frame garage with paired period doors and wood novelty siding. Built ca. 1930.

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**48 Summit Street**, ca. 1885 (113.13-2-35)  
one contributing building; two contributing outbuildings

Two-story, cross-gable, L-plan, wood frame house. Open, hip-roof porch with splat posts and scroll sawn braces spans facade and wraps corner of L-plan; later enclosed hip-roof, side entrance in corner of L-plan. Regular, period fenestration with two over two sash, some wood and other replaced, centered and paired on front facade and single elsewhere. Vinyl siding; foundation concealed.

**Outbuilding:** One-bay, gable-front, wood-frame garage with paired doors and wood novelty siding. Built ca. 1930.

Large, two-bay gable-front, wood-frame garage with T-111 siding. Built ca. 1960.

**49 Summit Street**, ca. 1975 (113.13-1-72)  
one non-contributing building (due to age); one non-contributing outbuilding (due to age)

One-story, side-gable, concrete block industrial building (currently a concrete company); two car bays face Summit Street; office area at south end.

**Outbuilding:** Wood-frame workshop with vertical wood board siding. Built ca. 2000.

**53 Summit Street**, ca. 1890 (113.13-1-69)  
one contributing building

Cross-gable, L-plan, wood-frame house on a banked foundation; one-and-a-half-story, three-bay front facade with a two-story, gable-roof wing and lower shed-roof rear ell. Screened, shed-roof porch (added early 1900s) spans facade and recently added enclosed, shed-roof addition in corner of L-plan. Regular, period fenestration with mainly six over six replacement sash and asymmetrically placed main entrance surmounted by transom light. Wood clapboard siding with corner boards; parged foundation.

**[no street number] Summit Street** (113.13-2-36)  
vacant lot, not counted

**55 Summit Street**, ca. 1875 (113.13-1-70)  
one contributing building

Two-story, five-bay, wood-frame house with Italianate-style deep-eaved, low-hip roof with paired scrolled brackets. Open, hip-roof porch with period chamfered, squared posts and scroll sawn brackets span center three bays. Symmetrical period fenestration with mainly two over two replacement sash; round-arched window centered in second story; main entrance features paired period doors surmounted by transom light. Wood clapboard siding with corner and water table boards; banked parged foundation.

**57 Summit Street**, ca. 1870 (113.13-1-71)  
one contributing building; one contributing outbuilding

Two-story, cross-gable, L-plan, wood frame house; two-bay gable-front facade features asymmetrical entrance and two-story bay window. Open, hip-roof porch (partially remodeled) spans entire facade. Regular, period fenestration with mainly two over two wood sash and some one-over-one replacements; period door with paired arched lights. Wood clapboard siding with raking frieze and corner boards; slightly banked, foundation.



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**Outbuilding:** Small, one-story, gable-roof, outbuilding, possible work shop, with wood novelty siding; built ca. 1900.

**59 Summit Street, ca. 1890 (113.17-1-3)**

one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, cross-gable, L-plan, wood-frame house; open, hip-roof porch supported by turned posts with corner braces spans three-bay, gable-facade and two-bay side-gable section. Regular, period fenestration with one-over-one replacement sash; asymmetrically placed entrances. Wood clapboard siding with corner boards and decorative detail in front peak; parged, slightly banked foundation.

**Outbuilding:** Two-bay, shed-roof garage with residential area above car bays. Vinyl siding. N.d.

**60 Summit Street, ca. 1860 (113.13-2-37)**

one contributing building; one unevaluated outbuilding (not visible from highway)

Two-story, three-bay, gable-front, wood-frame house; two-story, two-bay, side-gable wing projects from south eave wall and forms L-plan; one-story, shed-roof rear ell. Open, hip-roof porch (added early 1900s) supported by square posts spans facade of main block; enclosed, shed-roof porch (added mid-1900s) spans front of wing. Regular, period fenestration with two over two sash. Vinyl siding; foundation banked to north with basement exposed on that eave wall and rear of house.

**[no street number] Summit Street (113.17-1-33)**

vacant lot, not counted

**61 Summit Street, ca. 1890 (113.17-1-4)**

one contributing building; two contributing outbuildings

Two-story, six-bay, side-gable, multi-unit, wood-frame house with bracketed eaves; two-story, shed-roof rear ell. Open, shed-roof porch supported by squared posts with decorative braces. Symmetrical period fenestration with paired center entrances and two over two replacement sash. Wood clapboard siding with corner boards; parged foundation; galvanized steel panel "barn" roof.

**Outbuilding:** Gable-front, wood-frame garage with one car bay and paired wood doors with glazed upper panels. Built ca. 1930.

Gable-front, wood-frame garage with single bay in one half of facade and single-width door in another half. Wood novelty siding. Built mid-1940s.

**61 Summit Street (113.17-1-5)**

vacant lot, not counted

**65 Summit Street, ca. 1840 (113.17-1-6)**

one contributing building

One-and-a-half-story, three-bay, side-gable, wood frame house with Greek Revival partial returns and deep frieze; slightly lower, one-and-a-half-story, two-bay, side-gable wing projects from south gable wall, set back

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from front wall of main block. Regular, period fenestration with frieze band windows in both blocks; asymmetrically placed main entrance with three-light transom window; two over two wood sash. Wood clapboard siding with corner boards; foundation concealed.

**67 Summit Street, 1956 (113.17-1-2)**

one contributing building; one non-contributing outbuilding (due to age)

One-story, side-gable, wood-frame house with small wing. Generally intact fenestration.

**Outbuilding:** Pole barn. Built ca. 1980.

**68 Summit Street (113.17-1-32)**

vacant lot, not counted

**68 Summit Street, ca. 1960 (113.17-1-31)**

one contributing building; one non-contributing outbuilding (due to age)

One-story, side-gable, ranch-style, wood-frame house; open porch spanning north half of front facade recessed under main roof. Period fenestration with multi-light sash in single and grouped configurations. Manufactured siding (period) with lapped corners; parged foundation banked to rear of house.

**Outbuilding:** One and a half story, wood-frame garage with T-111 siding and a single car bay. Built ca. 1980.

**69 Summit Street, ca. 1885 (113.17-1-7)**

one contributing building; one contributing outbuilding

Two-story, two-bay, cross-gable, wood-frame house; slightly lower, two-story, gable-roof wing projects from north wall of main block; one-story, shed-roof rear ell. Open, hip-roof Queen Anne-style porch with fretwork frieze, shingled railing, and turned posts spans north half of facade and wraps northeast corner to wing. Regular period fenestration with one-over-one replacement sash incorporates three-sided bay window capped by gabled roof on south half of facade and paired period doors in main entrance. Aluminum siding; decorative vergeboard and exposed rafter tails retained; recently add standing seam metal roof; foundation concealed.

**Outbuilding:** One-and-a-half-story, gable-front, wood-frame carriage barn with period sliding doors and wood novelty siding. Built ca. 1885.

**72 Summit Street, ca. 1955 (113.17-1-30)**

one non-contributing building (due to alterations)

One-story, side-gable, ranch-style, wood-frame house; one-and-a-half-story, gable-roof wing projects from north gable wall; two-bay, side-gable-roof garage attached to gable end and set back from front wall. Altered period fenestration with vinyl replacement sash; main entrance marked by later shed-roofed entrance porch. Asbestos shingle siding; concrete block foundation.

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**74 Summit Street**, ca. 1960 (113.17-1-29)  
one non-contributing building (due to alterations)

One-story, side-gable, ranch-style, wood-frame house; one-story, gable-roof, ell on projects from rear eave wall to form L-plan. Open wood deck (added recently) asymmetrically placed spans main and side entrances; attached, slightly lower, side-gable roof, one-bay garage attached to gable end. Altered period fenestration with mainly one-over-one vinyl replacements. Textured synthetic shingles with deep reveal; concrete block foundation.

**75 Summit Street**, ca. 1900 (113.17-1-9)  
one contributing building; one contributing outbuilding

Two-story, two-bay, gable-front, wood-frame house with two-story, three-bay, gable-roof wing projecting from north eave wall and forming L-plan; one-story, gable-roof rear ell. Open, gable-roof entrance porch (added early 1900s) over asymmetrically placed main entrance; glazed, hip-roof porch on south eave wall of main block; large fieldstone exterior chimney (added later 1900s) on gable wall of wing. Regular, period fenestration with two over two wood sash. Wood clapboard siding with partial returns, corner and water table boards; parged foundation.

**Outbuildings:** Small, two-bay, gambrel-roof wood frame barn with period sliding door on single vehicle bay. Built ca. 1910.

**[no street number] Summit Street, 1986** (113.17-1-8)  
one non-contributing structure (due to age)

Village steel water storage tank.

**76 Summit Street**, ca. 1950 (113.17-1-28)  
one non-contributing building (due to alterations)

One-story, three-bay, side-gable, Cape Cod-style, wood-frame house; large gable-front, two-bay garage (built ca. 2000) attached to main block by enclosed breezeway; one-story, gable-roof rear ell. Open, gable-roof entrance porch with recent faux Victorian details over center entrance. Regular, period fenestration with six over six replacement sash. Vinyl siding; concrete block foundation.

**77 Summit Street**, ca. 1890 (113.17-1-10)  
one contributing building; one contributing outbuilding

Two-story, five-bay, rectangular plan, hip-roof, wood-frame house with Italianate bracketed eaves. Glazed, hip-roof porch (added ca. 1910) with scroll-sawn brackets and rock-face concrete block walls and piers spans facade. Regular, symmetrical period fenestration with one-over-one wood sash, possibly replacements. Aluminum siding; foundation concealed.

**78 Summit Street**, ca. 1940 (113.17-1-27)  
one contributing building

One-and-a-half-story, three-bay, side-gable, Cape Cod-style, wood-frame house. Enclosed, gable-roof, period entrance porch centered on facade. One-story, side-gable, two-bay garage attached to main block by enclosed

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breezeway, all set back from front line of house. Regular, symmetrical period fenestration with one-over-one replacement sash. Wood clapboard siding; parged foundation.

**79 Summit Street, 1962 (113.17-1-11)**  
one contributing building

One-story, side-gable, wood frame house on a steeply banked foundation. Open porch under extended roofline spans facade. Period fenestration.

**81 Summit Street, 1965 (113.17-1-37)**  
one contributing building

Two-story, side-gable, wood frame house; two-story, hip-roof wing projects from north gable wall. Period fenestration.

**82 Summit Street, ca. 1890 (113.17-1-26)**  
one contributing building

Two-story, gable-front, wood frame house on a steeply banked foundation set at a 90 degree angle to Summit Street; one and a half story, gable-roof rear ell; prominent, shed-roof dormer spans east roof face of main block. Glazed, hip-roof porch on west half of facade. Regular, period fenestration.

**84 Summit Street, 2006 (113.17-1-25)**  
one non-contributing building (due to age)

One and a half story, side-gable, wood frame house; one-story, gable-roof wing projects from north gable wall. Open wood deck on main entrance; three gable-roof dormers. Symmetrical fenestration.

**85 Summit Street, 1953 (113.17-1-13)**  
one contributing building

One-story, side-gable, ranch-style, wood frame house; gable-roof dormer spans most of west roof face on main block; one-story, gable-roof garage attached to south gable wall. Open wood deck on asymmetrically placed main entrance; stone veneer. Period fenestration.

**86 Summit Street, 1952 (113.17-1-24)**  
one contributing building

One and a half story, side-gable, recently remodeled wood frame house with deeply flared eaves extending over open porch spanning most of front facade; gable-roof garage attached to south gable wall of main block opens 90 degrees to front facade. Period fenestration.

**87 Summit Street, 1987 (113.17-1-14.200)**  
one non-contributing building (due to age)

Wood frame house composed of three blocks slightly offset from each other and all with steeply pitched gable roofs. North block houses large two-bay garage. Period fenestration.

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**88 Summit Street, ca. 1950** (113.17-1-23)  
one contributing building; one contributing outbuilding

One-story, side-gable, wood frame house. Asymmetrically placed main entrance; enclosed, shed-roof rear entrance porch. Period fenestration.

**Outbuilding:** One-bay, side-gabled wood-frame garage with “colonial” cupola. Asbestos shingle siding. ca. 1950.

**[no street number] Summit Street, 1989** (113.17-1-22.200)  
one non-contributing building (due to age)

Water pump house. One story square, brick building with hip roof.

**[no street number] Summit Street** (113.17-1-22.100)  
vacant lot, not counted

**93 Summit Street, 1952** (113.17-1-14.110)  
one contributing building

One-story, gable-front, wood frame house; one-story, hip-roof, rear ell. Enclosed, hip-roof porch spans facade; cobblestone retaining wall with cobblestone steps fronts Summit Street. Regular, period fenestration.

### **Summit Street Extended**

**7 Summit Street Extended, ca. 1870** (113.13-1-56)  
one contributing building

Two-story, wood-frame carriage house with irregular roof and mansard-roof tower trimmed with ironwork converted to residential use. Regular fenestration. Wood clapboard siding. Located at end of a long private drive adjacent to the Summit Mill.

**8 Summit Street Extended, ca. 1900** (113.13-1-55)  
one contributing building

One-and-a-half-story, square-plan, gable-roof, wood-frame house, possibly built for a different purpose, with large, square tower centered over front (east) façade. Open, shed-roof porch spans east wall. Generally regular, period fenestration with prominent gabled dormers on each roof face. Wood shingle siding with bracketed eaves.

### **West Street**

**4 West Street, ca. 1890** (112.12-1-55)  
one contributing building

Two-story, three-bay, gable-front, wood-frame house. Enclosed, hip-roof porch spans facade. with slightly later (ca. 1895), one-story, gable-roof, rear ell. Enclosed, hip-roof porch (post-1945) spans facade. Regular, period fenestration. All synthetic exterior finishes.

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**5 West Street**, ca. 1880 (112.12-1-62)  
one contributing building

One-and-a-half-story, three -bay, side-gable, wood-frame house; recent (ca. 2015), gable-roof, entrance porch. Symmetrical period fenestration with six over six replacement sash and casements. Vinyl siding; parged foundation.

**6 West Street**, ca. 1870 (112.12-1-54)  
one contributing building; one non-contributing outbuilding (due to alterations)

Two-story, three-bay, gable-front, wood-frame house. Later (early 1900s), hip-roof, glazed porch spans most of facade. Regular, period fenestration with six over six and six over one replacement sash. Aluminum siding; parged foundation.

**Outbuilding:** One-bay, gable-front, wood-frame garage with addition. Finishes match house. Built ca. 1960.

**[no street number] West Street** (112.12-1-53)  
vacant lot, not counted

**7 West Street**, ca. 1870 (112.12-1-63)  
one contributing building

One-and-a-half-story, three-bay, side-gable, wood-frame house. Altered symmetrical period fenestration with one-light casements; door moved from center of front facade. Vinyl siding; parged foundation.

**8 West Street**, ca. 1980 (112.12-1-52)  
one non-contributing building (due to age); one non-contributing outbuilding (due to age)

One-story, cross-gable, ranch-style house; replaces earlier building. All synthetic finishes.

**Outbuilding:** Two-bay, side-gable wood frame garage. Matches house.

**9 West Street**, ca. 1870 (112.12-1-47)  
one contributing building

Two-story, three-bay, side-gable, wood-frame house. Partially altered fenestration with four over four replacement sash. Vinyl siding; parged foundation.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Community Planning & Development

**Period of Significance**

ca. 1820 - ca. 1970

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Criteria Considerations (explanation, if necessary)**

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**Statement of Significance Summary Paragraph**

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Philmont Historic District encompasses most of the Village of Philmont in the Town of Claverack, Columbia County, New York. The district is eligible under Criterion C as a collection of domestic architecture representing the evolution of residential architectural styles from the early nineteenth century into the mid-twentieth century. Architectural styles in the district include Greek Revival, Gothic Revival, Italianate, Victorian Eclectic, Colonial Revival, and Bungalow, especially vernacular interpretations of those styles. At the periphery, capes and postwar ranch houses complete the inventory of regionally popular styles representative of the tastes and aspirations of Philmont residents. Philmont retains three churches, each characteristic of standard plans adopted in the last quarter of the nineteenth century by the various sects: Methodist, Episcopal, and Roman Catholic. It also features a largely intact commercial district largely built in the 1880s on the north side of Main Street. That route was called Hillsdale Street until 1892 for its alignment with the Claverack & Hillsdale Turnpike route chartered in 1808.

The district is also significant under Criterion A in the area of Community Planning & Development. Interrelated local family investment, management, and technical knowledge played leading roles in establishing Philmont's straw paper, woolen, and knitting mills sited on Agawamuck Creek and on the power canal drawn off the creek at High Falls. Summit Lake and the milldam – its height increased several times to meet power demand – are the most apparent part of the system that engendered Philmont's rapid growth as a factory village. The physical layout and architecture of the district reflects Philmont's expansion from a small mill hamlet in the early nineteenth century to a sizable factory village by the 1880s. (It was chartered a village in 1892.) Philmont's street plan and neighborhoods expanded in lobes adjoining the mill privileges on the canal, a route traceable with reference to period maps. The demand for worker housing was mostly accommodated by boarding houses and tenements from the 1860s into the 1890s. Single-unit dwellings were built for middle-level managers and mill owners. By the early twentieth century, new housing mainly accommodated single households with a considerable proportion being built east of the Harlem Railroad.

As the mill economy contracted in the 1910s and 1920s, places of employment expanded beyond the mills, and when the largest mill, the High Rock, closed in the 1930s, millworker housing was sold, often to current tenants. An unusually large and representative number of former boarding houses, residential hotels, and multi-unit tenements still line Philmont streets. The number of residents in such accommodation fell gradually in the 1930s so even though the village population dropped, the number of single-family households increased. Modestly scaled houses were built at the village periphery where housing lots were divided off from still-open street frontages and streets were extended. The period of significance begins ca. 1820 with extant worker housing near the location of the earliest mills through ca. 1970 when new residential construction all but stopped in the village.

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**Narrative Statement of Significance**

**Claverack History, 1630–1794**

The Village of Philmont lies in the Town of Claverack, part of the vast tract deeded to Killiaen Van Rensselaer in 1630 by the Dutch West India Company. The tract was dubbed Rensselaerwyck, and Killiaen was its first



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patroon. The charter of Rensselaerwyck was reiterated by the British Crown after it took control of the Dutch colony of New Netherland. The patroons, or proprietors, of the manors in the Hudson Valley oversaw the gradual settlement of their lands. In 1704, Kiliaen Van Rensselaer (1663–1719), the fifth patroon of Rensselaerwyck and eponymous grandson of the first patroon, conveyed the southern portion of the manor known as the Lower Manor on the east bank of the Hudson, to his brother Hendrick (1667–1740). Numbering approximately 170,000 acres, this section was known as Claverack when Hendrick’s son Johannes (1708–1783) became the first proprietor of Claverack sometime later.<sup>2</sup>

Claverack may have been largely unsettled by Europeans in the early 1710s when several German refugees from Livingston Manor, often called Palatines, abandoned the camps where the British government settled them to manufacture tar and pitch for British ships. Some moved north into Claverack. A census taken in 1714 counted 216 people, 19 of them slaves.<sup>3</sup> In 1769, when Richard Smith, a Quaker merchant from the Susquehanna River port of Burlington, New Jersey, traveled up the Hudson River, he described the riverbanks as lightly settled and indifferently cultivated by tenants of the patroon.<sup>4</sup>

In 1772, the British provincial government created the administrative district of Claverack in the lower part of Albany County when Tryon and Charlotte counties were divided off.<sup>5</sup> A map drawn two years later shows Claverack as a triangular area bordered by the Hudson River on the west, the town of Nobletown on the east, and the Manor of Livingston on the south. Three creeks — Squampamuck, Agawamuck, and Claverack — were drawn, draining the central area of the district.<sup>6</sup> On 7 March 1788, Claverack was erected as a town in Columbia County by the state assembly.<sup>7</sup>

Members of the Van Rensselaer family still held much or all the lands within the Claverack manor at the time. When Johannes Janse Van Rensselaer (1708–1783) died, his grandson, John J. Van Rensselaer of Greenbush in Rensselaer County, inherited a portion of the Claverack estate. John sold most of his land inheritance in Claverack (approximately 33,658 acres) to Daniel Penfield (1759–1840) in 1794.<sup>8</sup> About the same time, Van Rensselaer also sold lands he had inherited in Claverack to individual tenants whose families had long resided

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<sup>2</sup> Franklin Ellis, *History of Columbia County, New York*. (Philadelphia, Pennsylvania: Everts & Ensign, 1878): 234. (<https://archive.org/details/historyofcolumbi00elli/page/n293/mode/2up>; retrieved 7 May 2020). Dates for Johannes provided by Peter M. Stott, *Looking for Work. Industrial Archeology in Columbia County, New York*. (Kinderhook, New York: Columbia County Historical Society, 2007): 78.

<sup>3</sup> Ellis, 235.

<sup>4</sup> Smith, 8–9.

<sup>5</sup> Ellis, 235.

<sup>6</sup> William Cockburn, “Map of the province of New York as divided into counties together with the adjacent provinces, compiled from the latest maps and actual surveys. ... A.D. 1774.” New York Public Library Digital Collections. Accessed May 14, 2020. <https://digitalcollections.nypl.org/items/0f2a3f60-79b0-0133-e426-00505686d14e>.

<sup>7</sup> Ellis, 234. At the time, Claverack incorporated the present town of Ghent, which was divided off in 1818.

<sup>8</sup> Stott, p. 78, provides the acreage. The deed is referenced in Columbia County records. Penfield was a Connecticut-born land speculator and merchant, formerly an aide-de-camp to George Washington. Within the year, he was also speculating on lands in present day Monroe County in the Phelps and Gorham Purchase in western New York.<sup>8</sup>

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on them. Among these was merchant George Philip (ca. 1754–1806).<sup>9</sup> George was son of William Philip, a descendant of one of four German brothers—George, William, Henry, and David—who moved north to Claverack in the mid-1710s.<sup>10</sup> All four brothers leased lands in the Low Taconic region surrounding the lower reaches of Agawamuck (a.k.a. East) and Squampemick (a.k.a. North) creeks.

## Early Cloth Manufacture in Agawamuck Valley, 1795–1828

In 1795, George Philip (ca. 1754–1806) bought five parcels of land from John J. Van Rensselaer. Among these were the 250-acre farm George’s father William Philip had leased in 1754 and the undivided half of another parcel. Philip’s deed permitted him to build a dam on *het Kill het oesten* (Dutch for East Creek, now called Agawamuck Creek) at the “small falls” located a short distance upstream from a gristmill owned by Samuel Ten Broeck and to overflow one-half acre “for the express purpose of erecting and building a fulling mill.”<sup>11</sup> This description places Philip’s fulling mill near the junction of Main Street (NY 217) and Roxbury Road in the hamlet of Mellenville.

Fulling mills wash and nap woolen cloth. Some earlier steps in cloth production – carding, spinning, and weaving – were at least partly mechanized by the 1790s. Carding was often done in water-powered mills, and spinning certain fibers was shifting to factories by 1800. Weaving, however, tended to be “put out” to home weavers into the 1810s and 1820s. Fulling added value to woven textiles: in 1810, woolen cloth was valued at 47½ cents/yard; fulled, its value more than doubled to \$1.25/yard.<sup>12</sup> That year, the county recorded making 254,750 yards of woolen cloth. An additional 144,000 yards of cloth were fulled, mostly in the twenty-two fulling mills counted that year.<sup>13</sup> Claverack residents listed 163 “looms in families.” Collectively, they produced 68,580 yards of “woolen and linen cloths.” This suggests that a fifth of households in the town contributed to the weaving industry that year.<sup>14</sup> A sheep boom occurred in Columbia County during the first half of the nineteenth century with the introduction of Merino sheep, peaking around 1845 at 172,000 sheep,

<sup>9</sup> *Book of Deeds C/174ff.* Office of the County Clerk, Columbia County. This deed identifies Van Rensselaer as a gentleman and George Philip as a merchant.

<sup>10</sup> Ellis, 235. The Germans came from several German principalities, and have become known, incorrectly, as Palatines. They were refugees from war and were first brought to London by Queen Anne (reign 1707–14) in a famine year. British ship builders had long relied on tar and pitch from the coniferous forests of Norway, but war had driven up the price and made these items scarce. Governor Hunter of the New York province thought the Germans could be moved to pine forests of the Mid-Hudson region to manufacture these items. The venture failed, and many Germans abandoned the camp settlements at Livingston Manor—moving into the Schoharie and Mohawk valleys and to adjoining Claverack. (Ithaca, New York, and London: Cornell University Press, 2004).

<sup>11</sup> *Book of Deeds C/174*, Office of the County Clerk, Columbia County. (<https://www.familysearch.org/ark:/61903/3:1:3QS7-89WW-MQTS?i=172&wc=M7H5-Q3F%3A358136801%2C358258601&cc=2078654>; retrieved 24 April 2020; image 173. Stott, p. 79, locates this fulling mill at the top of High Falls on the Agawamuck, but the 1795 deed describes the section of stream directly above the gristmill in the hamlet known at the time as Hardscrabble (now Mellenville). Stott, p. 90, says the area was first known as Hardscrabble. Sources from the 1820s and early 1830s call it Centreville. By the late 1830s, it was named Mellenville for the financier who brought the railroad to the hamlet, a name it retains. The triple-layered naming of Agawamuck Creek represents Native American naming overlaid by Dutch naming overlaid by a simple translated name common in parts of New York – especially the Hudson and eastern Mohawk valleys, where the Dutch staked ownership lands in the 1600s. In some places, the earliest name returned to use long after Europeans had entirely settled a place. Agawamuck Creek illustrates this pattern.

<sup>12</sup> Spafford (1813), 50.

<sup>13</sup> Spafford (1813), 50.

<sup>14</sup> Spafford (1813), 163. 1810 was the first year that the federal census compiled industrial statistics.

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outnumbering people four to one and motivating the rapid development of the wool textile industry.<sup>15</sup> Sheep production declined rapidly after the Civil War, but the textile industry remained strong in Columbia County, with mills continuing to expand in both cotton and wool through the early 1900s.<sup>16</sup>

George Philip identified as a merchant in his deed from Van Rensselaer making it likely that his fulling mill was a business venture and that at least some of the goods finished there entered a broader market than the immediate neighborhood. While we can infer that George Philip's fulling mill was a speculative venture, the mill developed by Joseph Horton (b. 1765) adjacent to High Falls sometime after 1807 surely exemplifies the American interest in cloth manufacture to replace cloth imports, mainly from Britain.<sup>17</sup> Such trade perpetuated the colonial-era trade imbalance perceived by many to endanger the new nation's economic survival.

Horton paid John Watts, a New York City lawyer, \$215 for a 32-acre parcel that flanked both banks of Agawamuck Creek at High Falls and extended eastward over level land.<sup>18</sup> Horton's deed shows that he already owned land contiguous on the east boundary of the parcel and that his father owned adjacent land to the north. His father Michael Horton reportedly moved from Rye, New York, to Claverack to open a mill for Robert Van Rensselaer at the site of Red Mills on the Columbia Turnpike (NY 23).<sup>19</sup> Joseph's choice of site upstream from the mill where he grew up follows a common pattern in developing regions whereby potential mill seats were identified and opened in a chain ascending from more settled districts downstream to newly opening areas farther from established travel corridors. In areas where many mills might be supplied by a single stream's water supply, developing such rights, or privileges, required agreements that maintained sufficient head to allow the earlier downstream mills to continue operations.

Factories in this era were generally small by present standards, and the surrounding communities were usually self-contained. In 1820, Horton's household numbered a dozen people, six of them "engaged in manufactures." These were probably Joseph himself and the five young men – one 16 to 18 and four 18 to 26 – living under his

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<sup>15</sup> "KYPP Nugget: Sheep & Wool," Hawthorne Valley Farmscape Ecology Program, May 14, 2010, accessed March 31, 2021, <https://www.hvfarmscape.org/nuggets/kyppsheep.htm>; Hudsonia Ltd., "2018 Natural Resource Inventory, Columbia County, New York," 2018, 28-29, accessed March 31, 2021, [https://clctrust.org/wpcontent/uploads/2019/11/Columbia\\_County\\_NRI\\_1\\_6\\_19\\_Part1.pdf](https://clctrust.org/wpcontent/uploads/2019/11/Columbia_County_NRI_1_6_19_Part1.pdf).

<sup>16</sup> Hudsonia Ltd., "2018 Natural Resource Inventory, Columbia County, New York," 28-29.

<sup>17</sup> The Philip genealogy is exceedingly complicated due to German naming traditions, so the in-law relationship may be incorrect. It is surmised from Margaret's baptismal record. If she wasn't George's sister, she was a cousin. The pattern of a good mechanic marrying into the millowner's family occurred frequently.

<sup>18</sup> 29 September, *Deed S/413*. A year earlier, Watts had paid \$40,000 for the sizable remainder of the tract acquired by Daniel Penfield of the Claverack Manor in 1794 via *Deed TT/254ff.* (<https://www.familysearch.org/ark:/61903/3:1:3QS7-89W7-F4BG?i=185&wc=M7HR-YPF%3A358136801%2C358513001&cc=2078654>; retrieved 25 April 2020, image 186ff.) In ensuing decades, Watts sold off these lands, which were located east of Philmont at higher elevation, where the rate of settlement appears to have been sluggish except near main routes through the Taconic Hills and watercourses that could be harnessed for power. Much of this area remained remote.

<sup>19</sup> Stott, 88. Stott notes that the earliest part of this mill building, which in turn processed grain, lumber, and plaster during its nearly two centuries of operation, measured 100 feet. This suggests a large operation for the period. It later grew in at least two more phases and continued in operation into the last quarter of the twentieth century. It is evident that Michael Horton chose and engineered the site well as it allowed it to grow well past the time when most considered waterpower economically viable.

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roof with his wife and family.<sup>20</sup> This is the only Claverack household with so many engaged in industry and indicates that several operatives lived with the Horton family house on the south bank of the creek. There may have been additional worker houses as well as gardens and a store, all characteristic of remote rural mill communities. Little more can be surmised except that all buildings were probably wood-frame structures.<sup>21</sup>

Horton sold the mill and factory property at High Falls in 1826 to the Philip brothers, James Akin (1816–?) arrived in the Agawamuck valley with his parents from County Antrim in Ireland. Little more is known of Akin’s background save that his father, Peter (1776–1866), and possibly other family members, worked in James Philip’s woolen mill.<sup>22</sup> The Philip brothers might have recruited Akin’s father to run their manufacturing concern at Factory Hill.<sup>23</sup> We know more of James, who demonstrated an early aptitude for manufacturing woolen cloth. Later, he played a significant role in textile manufacture on Agawamuck Creek.

### **The Philip Family at Factory Hill, 1828–1852**

With the acquisition of the Horton mill at High Falls in 1826, James, Henry [G.], and William G. Philip—all sons of George Philip—controlled most of the waterpower on Agawamuck Creek extending downstream, from the former Horton lands above High Falls to its confluence with Squampemick, or North, Creek. Unlike Horton and Aken, who appear to have been practical mechanics or millwrights, the Philips were investors and entrepreneurs. They undertook to expand water-powered industry on Agawamuck Creek during the second quarter of the nineteenth century. As factory owners, they relied on millwrights, who grasped the arithmetic—volume, fall, seasonality, periodicity—of waterpower, and on practical mechanics, who understood constructing and repairing machinery and the patenting of innovations. To be financially successful, such endeavors also required a good transportation link to the larger Atlantic market. Without that, even the best millwrights and mechanics and the steady infusion of funds, investment in factories in remote upland regions like the Agawamuck valley could be throttled.

In the early 1800s, many new, generally smaller, turnpike companies formed to improve existing rough town highways that linked developing water-powered industrial centers with the slightly earlier, often very ambitious, trunk routes. The Claverack & Hillsdale, chartered in 1808, accessed the Agawamuck valley. Main Street (NY

<sup>20</sup> *United States Census for 1820*, Town of Claverack, Columbia County: Joseph Horton, Males: 1 > 10; 1 16-18; 4 16-26; 1 45+; Females: 1 > 10; 2 16-18; 1 16-26; 1 45+ (probably Margaret Philip Horton); 6 engaged in industry. (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GYY1-569?i=7&cc=1803955>; retrieved 20 May 2020) This copy of the record is recorded in order by first initial of the surname, so it is impossible to see from this record to guess at Joseph and Margaret’s neighbors. The four young men were all identified as white; Horton’s two slaves listed in 1810 may have been manumitted under the state’s abolition statute.

<sup>21</sup> The federal census taken in 1820 collected detailed information about manufacturing throughout the country (NARA M-279). The New York State Library checked the Columbia County record on microfilm but found no manufacturers recorded in Claverack.

<sup>22</sup> Ellis, 250. James Akin lived and worked in Philmont when Ellis compiled his history, making this likely a reliable first person account.

<sup>23</sup> Peter Aken is buried in Mellenville in the Union Cemetery. Peter and son James and possibly another family member, Alexander, sometimes used the alternate spelling. James more often seems to have also used “Aken.”

(<https://www.findagrave.com/memorial/143151682/peter-aken>)

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217) in Philmont follows a segment of its alignment.<sup>24</sup> By the 1830s, it was often called the “road from Mellenville to Hillsdale,” the latter place being the site of an iron works in the High Taconics farther east.<sup>25</sup>

In 1828, entrepreneurs in the Agawamuck valley looked forward to the area’s first railroad when the Hudson & Berkshire was chartered. Construction began in 1835; the line opened in 1838. It paralleled Claverack Creek and then bore northeast along Squampemick, or North, Creek to Chatham in the northeast corner of Columbia County where it met the Boston to Albany rail corridor.<sup>26</sup> In the decade between the charter and opening of the Hudson & Berkshire, William Philip’s heirs executed quitclaim deeds with the Van Rensselaer heirs to assure the latter relinquished all title to lands their grandfather had acquired from the Claverack Manor. They then transferred those parcels to their cousin George P. Philip (1811–1890), grandson of William Philip and brother-in-law of Joseph Horton. Thus, he consolidated ownership of developed mill privileges and lands on the north bank of Agawamuck Creek in anticipation of the economic boom of the railroad.<sup>27</sup> Philip acquired partial title to the former Horton mill and woolen factory property adjacent to High Falls from his cousins Henry G. and James in 1834.<sup>28</sup> Another deed executed in 1837 whereby James and Peter G. Philip sold to their cousin the final undivided one-tenth of that property for \$900 gave George P. Philip full title and detailed how the waterpower would be allocated. Further, the grantors waived any liability when the land above the dam was flooded, thus allowing George to enlarge the reservoir provided he gave a year’s notice. The deed noted that a “factory building” had burned the previous year, in 1836.<sup>29</sup> Also in 1837, James’ and Henry’s brother, George W. Philip, quitclaimed to George P. Philip any residual property rights he might have received by the will of their grandfather, William Philip, for lands encompassing an older mill privilege on the south side of the creek near the bridge leading to Roxbury.<sup>30</sup>

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<sup>24</sup> Burr, “Map of Columbia County.” (1829). By 1829, it was mapped as a county road, indicating that its charter had lapsed in the interim.

<sup>25</sup> New York State began adopting existing local roads in the first quarter of the twentieth century. Many early state routes followed former turnpike alignments. The persistence of early routes makes sense as buildings were oriented to them. While the usage of route might ebb and flow over time, the buildings retained their orientation. While the traffic on a highway might decline, local people still relied on it.

<sup>26</sup> *Columbia County at the End of the Century. A Historical Record of its Formation and Settlement, its Resources, its Institutions, its Industries, and its People.* (Hudson, New York: Record Printing and Publishing Co. 1900): 503.

<sup>27</sup> Deeds recorded consecutively at U/2 and U/3 in 1834.

<sup>28</sup> *Deed SS/250.*

<sup>29</sup> Deed *QQ/144* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-99WQ-B787?i=409&wc=M7HR-GZ7%3A358136801%2C358479001&cc=2078654>; retrieved 29 May 2020) This was the satinet and carpet factory of James Philip & Co. built by Horton. Satinet was a sturdy twill woven cloth with a cotton warp and wool filling used for men’s work clothes. It is unclear whether other buildings at Factory Hill survived the conflagration of 1836, but it appears the mill was closed for a time as the gazetteer published that year did not record it. Its replacement was mapped in 1851 (J.W. Otley, *Map of Columbia County, New York.* (Philadelphia, Pennsylvania: John E. Gillett, 1851)) and 1858.

<sup>30</sup> These three deeds were filed consecutively in *Book SS*, pp. 250–255 in 1850. By the first (SS/250), executed 14 March 1834, James Philip, as his brother Henry G.’s (died by the end of 1833) executor, quitclaimed for \$800 any right to lands adjacent to the woolen factory and fulling mill at the high falls held by him and his brothers William G. and James. In the second (SS/252), executed on 13 February 1837, George W. quitclaimed for \$5 all lands held by William G. when he died in 1833. Also filed were quitclaims from Van Rensselaer family members to all of William Philip’s heirs assuring that William’s descendants had full title to the lands.

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In 1852, a second railroad, the New York & Harlem, reached the Agawamuck valley.<sup>31</sup> While envisioned by its first owners as a route along the east bank of the Hudson, the New York & Harlem ascended into the Low Taconics, where it passed through mill villages in the towns of Ancram, Copake, Claverack, Ghent, and Chatham along the fall line of the Chatham Fault. George P. Philip and John Martin (1788?–1852), a large landholder and former county judge, guided the New York & Harlem route laid out by civil engineer Allan Campbell (1815–1894) through the town of Claverack soon after the company acquired the New York & Hudson charter in 1846. The two stations, Martindale and Philmont, on the New York & Harlem in the town referenced them.<sup>32</sup> “Philmont” soon superseded the earlier moniker of Factory Hill.

Between 1838 and the mid-1840s, when the reorganized New York & Harlem route was planned, it appears that gazetteers considered the area near the confluence of Agawamuck and North Creeks as a single community. Gordon’s 1836 gazetteer recorded Centreville, an old name for Mellenville, having two gristmills, two taverns, two stores, and about a dozen dwellings.<sup>33</sup> The duplication of amenities might indicate two clusters, one at the confluence of the creeks and Factory Hill at High Falls, within the area designated Centreville. Disturnell’s 1842 gazetteer also did not identify the area adjacent to High Falls separately, but it did record “one tavern, one store, two flouring mills, one carpet factory, and a few dwelling houses” in Mellenville.<sup>34</sup>

The 1840 federal census recorded four clusters, each with five to eight people working in manufactures and adjoining Philip family households, that appear to have been in the Agawamuck valley. The Factory Hill neighborhood adjoining High Falls centered on the households of James and Peter G. Philip with the latter working in manufactures.<sup>35</sup> A second cluster, flanked by the households of William and Philip Clum, whose farms were immediately east of the falls, included William D., Aaron, and Henry W. Philip.<sup>36</sup> George P. Philip and his brother-in-law, Mandaville Horton, were recorded adjacent to each other downstream where five people in nearby households worked in manufactures. George described himself as working in commerce, possibly as an investor and mill owner.<sup>37</sup> The fourth cluster included the households of William, George W., and George

<sup>31</sup> Clarence E. Hyatt, *History of the New York & Harlem Railroad*. ([n.p.]: 1898): 10–14. (<https://archive.org/details/historyofnewyork00hyat/page/36/mode/2up>; retrieved 24 February 2020). The New York & Albany was capitalized at \$3,000,000, shares costing \$100 apiece. This company was first chartered in 1832 to run the length of Manhattan Island. When in 1846, it acquired the charter of the unsuccessful New York & Albany for \$35,000, the latter road had already extended north into Westchester County. It reached Tuckahoe in 1844 and advanced to White Plains.

<sup>32</sup> Stott, 83.

<sup>33</sup> Thomas F. Gordon, *Gazetteer of the state of New York: comprehending its colonial history; general geography, geology, and internal improvements; its political state; a minute description of tis several counties, towns, and villages ... with a map of the state, and a map of each county, and plans of the cities and principal villages*. (Philadelphia: printed for author, 1836): 405. .

<sup>34</sup> John Disturnell, *A gazetteer of the state of New-York: comprising its topography, geology, mineralogical resources, civil divisions, canals, railroads and public institutions; together with general statistics; the whole alphabetically arranged ; also, statistical tables, including the census of 1840; and tables of distances ; with a new township map of the state*. (Albany, New York: J. Disturnell, 1824): 246. As no documentary evidence so far uncovered indicates a second carpet factory, the one at Factory Hill was probably rebuilt by then. The 1842 gazetteer noted a church in Mellenville, probably the Dutch Reformed one mapped there on the 1851 Otley map.

<sup>35</sup> *United States Census for 1840*, Town of Claverack, Columbia County, New York. (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GYY1-9MV9?i=1&wc=31SK-4H2%3A1588666984%2C1588666453%2C1588669213&cc=1786457>): Image 29.

<sup>36</sup> *United States Census for 1840*, Town of Claverack, Columbia County, New York. (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GYY1-9MV9?i=1&wc=31SK-4H2%3A1588666984%2C1588666453%2C1588669213&cc=1786457>): Image 27.

<sup>37</sup> *United States Census for 1840*, Town of Claverack, Columbia County, New York. (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GYY1-9MV9?i=1&wc=31SK-4H2%3A1588666984%2C1588666453%2C1588669213&cc=1786457>): Image 25.

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H. Philip. Six people listed working in manufactures lived in nearby households.<sup>38</sup> By this time, deeds show that George P. Philip had consolidated most of these milling interests, although the factories themselves were comparatively small. In contrast, James Marshall & Co.'s print (textiles) works farther downstream on the Claverack Creek, employed 250 hands and was capitalized at \$400,000 in the 1830s.<sup>39</sup>

Some of these households resided in the handful of modest wood-frame houses facing Main and West streets east of Roxbury Road. Numbers 6, 10, and 26 Main Street are plain side-gabled houses designed to accommodate two households and retain much of their initial fenestration and scale. Houses at 1, 2, 3, 4, and 12 Main Street may have been similar buildings, but were later enlarged in the historic period. As a group, these illustrate the very simple accommodation in houses designed in the vernacular forms of the day where mill operatives lived in the 1840s and 1850s. Number 49 is a modest one-and-a-half-story house with a Greek Revival decorative scheme representative of middle-class house built in the same period.<sup>40</sup> Houses dating to this time farther east appear to have been replaced or remodeled beyond recognition in later historic styles. The farmhouses owned by William and Philip Clum are notable exceptions. William's house is at 130 Main Street; Philip's is at 169 Main Street. Both are five-bay, side-gabled wood-frame houses with symmetrical fenestration with classical details and end chimneys. Both rest of steeply banked stone foundations that probably housed downstairs kitchens typical of the region during the eighteenth and early nineteenth centuries.

With one railroad opened in the valley in 1838 and another projected by 1846, George P. Philip began acquiring additional land north of Agawamuck Creek, west of High Falls, to execute an ambitious plan for a power canal to exploit the potential waterpower offered by the steep drop. The canal would descend the sloping land north of the ravine and be engineered with mill privileges located at artificial falls controlled by dams. This design mimicked the naturally occurring low falls and long reaches traditionally used to run mill wheels. Philip planned a higher dam to replace the one built by Horton to retain a much larger reservoir above the falls and small reservoirs at each privilege. The canal would return to Agawamuck Creek below the base of High Falls, a little east of Roxbury Road.

Records telling how the canal was dug, who dug it, how its route was determined, how long it took, and how it was financed are so far unfound. A variety of records suggest a plan executed in phases that were governed by financial ability and negotiations among silent partners. Later mapping indicates that the canal was eventually a channel cut and covered, but it may have first been an open sluice. When complete, it offered four privileges, each with a fall of up to 40 feet, using water drawn off the reservoir above High Falls.

A deed dated 1 December 1847 from George P. Philip and his wife Eva to James Akin (son of Peter Akin mentioned earlier) sold the house where James was living and the undivided one half of "the building,

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<sup>38</sup> *United States Census for 1840*, Town of Claverack, Columbia County, New York. (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GYY1-9MV9?i=1&wc=31SK-4H2%3A1588666984%2C1588666453%2C1588669213&cc=1786457>): Image 21.

<sup>39</sup> Gordon, 411, recorded this mill's 1830 (possibly 1835) statistics. The actual state record is now very difficult to locate, but in 1836, it was probably easily found.

<sup>40</sup> The 1859 map labels this house G. Stupplebeen.

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machinery & premises occupied by Philip & Akin as a woolen Mill or Factory” for \$5,450.<sup>41</sup> This is the first identified record of a factory on the canal. Two years before, in 1845, James Akin was working in the carding and spinning department of the knitting mill of Egberts & Bailey at Cohoes.<sup>42</sup> That firm was the primary innovator of machine knitting during the 1830s and 1840s, and until about 1850, their machinery for preparing yarn for their knitting machines and the actual knitting system were closely guarded secrets.<sup>43</sup> As a spinner in that mill, Akin had improved their spinning machinery to make yarns able to withstand the stress of the knitting machines.<sup>44</sup> Thus, Akin brought both practical and managerial skills to the partnership even though the Philip & Akin mill made woven goods.

Rye straw paper manufacture began in Columbia County more than a decade earlier because demand for paper in the 1820s and 1830s outstripped the supply of cotton and linen rags which were the traditional raw material for making paper. Paper made from rye straw, a byproduct of growing rye for grain, offered a passable substitute.<sup>45</sup> By mid-century, straw paper was manufactured in several water-powered mills on streams tumbling westward out of the Taconic Hills.<sup>46</sup> In its first year of operation in 1850, George W. Philip’s mill made 15,000 reams of paper.<sup>47</sup> He identified as a paper manufacturer with \$10,000 real estate in that year’s census.<sup>48</sup>

Despite the amount of industrial activity suggested by these actions, a later writer remarked that in 1850, Philmont was still “a mere village.”<sup>49</sup> In that year’s census, the Mellenville and Factory Hill neighborhoods might have spanned about 90 households.<sup>50</sup> Most residents were tenants. Based on surnames on the 1858 Beers *Map of Columbia County*, services like a shoemaker, blacksmith, grocer, butcher, and wagonmaker clustered in the Mellenville section, while in the Factory Hill area, most men worked in the mills.

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<sup>41</sup> *Deed OO/370*.

<sup>42</sup> Ellis, 250. Ellis goes on to say that Akin then worked in the Tivoli mill owned by the patroon Stephen Van Rensselaer in 1850, but this must be incorrect because Van Rensselaer died in 1839. Van Rensselaer’s Tivoli mill could refer to a mill on the Tivoli Creek, where there were many water-powered operations under the aegis of the patroons over the years. (George Rogers Howell and Jonathan Tenney. *Bicentennial History of Albany: History of the county of Albany N.Y. from 1609–1886*. Albany, New York: W.W. Munsell, 1886): 937) It seems possible, however, that Ellis conflated the mill where James worked and the Tivoli Hosiery Mill opened at Cohoes by Josiah G. Root in 1855, where James’s son Nelson P. Akin might have worked and learned about machine knitting.

<sup>43</sup> George Rogers Howell and Jonathan Tenney, *Bicentennial History of Albany. History of the County of Albany, N.Y., from 1609 to 1886*. (New York: W.W. Munsell & Co., 1886): 956.

<sup>44</sup> Howell and Tenney, 956.

<sup>45</sup> Stott, 52.

<sup>46</sup> Rye straw paper was also manufactured in Rensselaer County on the Hoosick River in Valley Falls.

<sup>47</sup> Stott, 82. G.W. Philip sold his paper mill in 1854 to Samuel Rogers.

<sup>48</sup> *United States Census for 1850*, Town of Claverack, Columbia County. Household (HH) 545/545. He and wife Anna Maria had children Andrew, 20; William G., 18; John, 10; and five daughters. This contradicts Ellis, 240, who says George P. Philip was the first to venture into paper manufacture about 1855. G.P.P. did buy out the Philmont Paper Company in November 1857 when it could not meet its obligations. *Deed 8/366*. (<https://www.familysearch.org/ark:/61903/3:1:3QS7-L9WQ-RXMP?i=551&wc=M7HT-6NG%3A358136801%2C358596901&cc=2078654>; retrieved 30 May 2020)

<sup>49</sup> Ellis, 239.

<sup>50</sup> These run from approximately household 500 through 587 and were recorded from west to east. This is the first census that named individuals other than the head of household. It also recorded age, birthplace, occupation, and amounts of real and personal estate. Unfortunately, the local enumerator did not understand the difference between dwelling house and household count, so it is hard to be certain when multiple households lived under the same roof.



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Occupations included weaver, carder, spinner, mechanic, wool sorter, and cloth finisher. George P. Philip, listed as a wool man, and his wife Eve had several workers living under their roof.<sup>51</sup> George's cousin James Philip, now 66, called himself a carpet man.<sup>52</sup> Martin H. Philip, 23, was a carpet manufacturer living under Catharine D. Philip's roof.<sup>53</sup> Several men were listed simply as manufacturers. These include Alexander Akin, 40, born in Ireland, who might have been related to James Akin (age indicates a brother or cousin) listed as manufacturer, with \$7,000 property. James's household included his wife, a son, Peter N., age 10, and Peter, 72.<sup>54</sup> Manufacturer Henry M. Philip, 41, claimed \$700 in real property. Most of the men who identified as mechanics or machinists, including machine shop owner Almon P. Whiting, were New Englanders born in Massachusetts or Connecticut. These men stand out in a largely New York-born population, many with Germanic names.

The county map published in 1851 labeled the hamlets of Mellenville and Philmont separately but provided no insets for them. On the main map, Mellenville encompassed about 20 houses, H. Rest's railroad hotel and the Dutch Reformed Church. Farther east, a blacksmith's shop, a store, and the P.[aper] M.[ill] of George W. Philip clustered at the intersection of Roxbury Road. Within the present Philmont village boundary, there were about ten houses. The Wool.[en] Fact.[ory] and Carpet Fact.[ory] of W.H. and M.H. Philip stood on the former Horton site at High Falls, accessed from the Hillsdale Road via Summit Street.<sup>55</sup> The enlarged millpond above the falls extended east to the New York & Harlem tracks. The machine shop of Whiting & Marshall and the W.[oolen] F.[actory] of J. Akin were both on the power canal. No stores or shops were drawn. A schoolhouse stood nearly opposite the T-junction of Summit and Main Streets. Except for the lane (now Elm St) connecting Whiting's machine shop to Main Street, the hamlet was aligned entirely with the road connecting Mellenville and Hillsdale (now Main Street).

## Increasing Capacity, 1852–1862

When the New York & Harlem Railroad opened fully in 1852, the mills in the Agawamuck Valley became part of the most up-to-date market network in the northeastern United States. It took more than a decade longer before the new canal was fully tenanted. George P. Philip's own woolen mill seemed firmly established by 1850 when it was the largest Philmont mill in Claverack and employed 15 men and 10 women.<sup>56</sup> A depression in the woolen trade in 1853 rippled through places that relied on that raw material. It rebounded the next year, but the dip may have led to the dissolution of the Akin-Philip partnership. In July 1854, James Akin sold his

<sup>51</sup> *United States Census for 1850*, Town of Claverack, Columbia County, HH 558.

<sup>52</sup> *United States Census for 1850*, Town of Claverack, Columbia County, HH 580.

<sup>53</sup> *United States Census for 1850*, Town of Claverack, Columbia County, HH 581.

<sup>54</sup> *United States Census for 1850*, Town of Claverack, Columbia County. Alexander Akin headed HH 551. James headed Household 562. Peter N. is probably Nelson P., as he later styled himself. The older Peter is probably James's father who worked in the Horton mill decades earlier.

<sup>55</sup> *Deed YY/74*. This deed, whereby James Philip and wife Agnes had sold their half share for \$6,750 to William Henry Philip, includes several parcels.

<sup>56</sup> Stott, 92. This apparently quotes the industrial schedule of the *US Census*.

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share to Philip for \$8,500 and left Philmont.<sup>57</sup> Akin moved to Cohoes, Albany County, as a partner in Josiah Root's Tivoli Hosiery Mill which opened in 1855 to make knitted long underwear.<sup>58</sup>

The industrial schedule of the 1855 state census reported four water-powered mills that can be positively identified in the Mellenville-Philmont section of Claverack. These were the Rogers (formerly W.H. Philip) paper mill near Roxbury Road, George P. Philip's woolen cloth factory, A.[lmon] P. Whiting's machine shop, and the carpet factory adjacent to High Falls.<sup>59</sup> Both Philip mills stated they used 50,000 pounds of wool, a figure far exceeding that year's wool clip in Columbia County meaning that they imported part or all their raw material. Whiting recorded manufacturing combing machinery, probably for processing wool. The Rogers paper mill consumed 180 tons of rye straw; a product mainly purchased from surrounding farms.<sup>60</sup>

Published three years later, the 1858 county map shows in two separate insets how Agawamuck Valley development had proceeded in the decade after George P. Philip inaugurated the power canal project. Mellenville centered on the intersection of Squampemick Creek road with Hillsdale road and remained primarily a commercial and railroad hamlet. A neat row of houses, a store, and two churches (Reformed and Methodist) on small lots faced the depot and a hotel. Workshops were at the periphery.

In Philmont there were still no commercial buildings and no churches; its railroad amenities were a half-mile east of the industrial area. Only the schoolhouse opposite Summit Street served neither a residential nor an industrial purpose. This hamlet was defined by the power canal, drawn as an open ditch nearly 1,500' long with holding ponds at the Whiting shop and Philip woolen factory and accommodation for mill workers and owners. A new paper mill owned by Harder & Pruyn occupied the third privilege on the canal.<sup>61</sup> Both Harder & Pruyn and Philip's woolen mill were reached by long drives from Main Street. Otherwise, Philmont retained a linear plan, and Summit Street, which crossed Agawamuck Creek on a bridge just below High Falls, formed the only intersection in Philmont.

While the 1858 map illustrates Philmont's physical structure, the 1855 census allows us to people its landscape. Collectively, the four mills in Philmont employed 40 men, 23 women, and at least 10 children. Whiting's shop paid the best average wage at \$28/month. Work in the machine shop might have been more skilled than the paper, thus increasing its average wage above the latter. Like the paper mill, which paid an average of

<sup>57</sup> Ellis, 250. *Deed 1/58* provides the sale information.

<sup>58</sup> Ellis, 250, mentions the partnership. Howell and Tenney, 956 provides the mill's name, which may indicate a relationship with the woolen mill where James Akin worked in the 1830s.

<sup>59</sup> George W. Philip's paper mill went through several rapid changes in ownership. By *Deed XX/466*, it was sold to McLellan and Power for \$9,000 on 13 April 1853. (In 1855, George and wife Anna Maria were censused on a large farm in Catskill.) McLellan and Power immediately sold to Stephen H. Ham (*Deed XX/247*, 13 April 1853). Ham sold to Samuel Rogers (*YY/448*, 23 March 1854), and finally to Harper W. Rogers, a Hudson businessman (*Deed 3/48*, 6 January 1855). Samuel Rogers' purchase was subject to a mortgage for half of the \$12,000 purchase price. This deed references the road leading to "Factory Hill, or Philmont."

<sup>60</sup> Stott believes that rye became a staple crop raised for both straw and grain when paper mills first opened in Chatham, Columbia County, in the 1820s.

<sup>61</sup> This mill burned in 1859, and one partner, Horton Harder, George P. Philip's nephew by marriage quickly rebuilt it. Horton Harder (1828–1908) was Jane Eliza Horton Harder's son. Jane Eliza (1801–1882) was Eve Philip's older sister.

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\$20/month, Whiting only employed men, a practice that probably elevated the average wages of both businesses as women were paid less than men.

In 1855, the great majority of laborers reported moving to Claverack within the past three years. Recent Irish immigrants mingled with a larger number of native-born New Yorkers and Yankees. The earlier practice whereby local mill owners and overseers boarded laborers themselves is apparent for young men with mainly local names who were longtime residents. Some may have been relations who were learning to be managers of the mill from the ground up. G.P. Philip owned two houses on the north side of Main Street, one of them his brick dwelling, later enlarged, at 40 Main Street, where he himself had tenants. This house overlooked the drive, now a section of Prospect Street, to his woolen factory.

New residents generally made different arrangements. Families generally leased houses with two, three, or even four households under one roof. Most reported living in wood-frame houses valued under \$300, and it's likely that later buildings replace most of these low-valued houses. The 1858 map labels several houses with mill owner names indicating that they rented accommodations to some of their workers. A.P. Whiting owned three houses, one near his machine shop and two more on the south side of Main Street. G.W. Philip owned at least two houses on the east side of Summit Street adjacent to the falls and another on the west side of the highway. H.[arper] Rogers of Hudson, who owned the paper mill near Roxbury Road (Mellenville), owned three nearby houses. None of the buildings presently at these locations seems to match those shown in 1858.

Unmarried workers often boarded. One unusually large boarding house accommodated more than a dozen Irish women ranging from 15 to 35 years old as well as a nearly equal number of men of more diverse backgrounds and ages.<sup>62</sup> These houses were often overseen by women, only some of them property owners. This makes correlating these properties with existing buildings difficult. The ephemeral nature of all these buildings suggests they were constructed expediently to meet an immediate demand and may have lacked durability. Fire demolished several early mill buildings. While those events are noted, it seems likely that some houses also burned.

French's 1859 gazetteer suggests that the earlier differences between the service hamlet of Mellenville and the mill village of Philmont persisted. The former was "a station on the H.[udson] & B.[oston] RR contain[ing] two churches, a gristmill, and thirty dwellings." Philmont, with thirty-five dwellings, was a railroad station too, but it remained chiefly a factory village with three paper mills, a carpet factory, a woolen factory, a sash and blind factory (for making house components), and a furnace and machine shop."<sup>63</sup> The population schedule of

<sup>62</sup> *New York State Census for 1855*, Town of Claverack, Columbia County: Household 321/372. <https://www.familysearch.org/ark:/61903/3:1:33S7-9BPY-93HC?i=20&cc=1937366&personaUrl=%2Fark%3A%2F61903%2F1%3A1%3AK6SK-18Z>

<sup>63</sup> J.H. French, *Gazetteer of the State of New York: embracing a comprehensive view of the geography, geology, and general history of the state, and a complete history and description of every county, city, town, village and locality with full tables of statistics*. (Syracuse, New York: R.P. Smith, 1860): 68. Footnote 7 enumerates Philmont's factories. Gazetteer publishers generally used census data, but the first edition of this gazetteer was published a year before the decadal census was compiled. The agricultural and industrial schedules were compiled using the previous year's figures because the records were incomplete for the actual decadal year when the data was collected. Later agricultural census schedules acknowledged that production could change quickly in a single year

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the 1860 census recorded owners and workers for almost all these operations. All employed men and women; the paper mill alone appears to have employed no children. George P. Philip's woolen factory located on the canal was still the largest employer in Philmont.<sup>64</sup> Approximately 200 people dwelt in the Philmont area.

In November 1855, George W. Philip, who had sold the paper mill near Roxbury Road in 1853 and moved to Catskill, bought the carpet factory at High Falls from his cousins William H. and Martin H. Philip for \$11,000.<sup>65</sup> By September 1860, he converted the mill to hosiery (woolen long underwear) manufacture.<sup>66</sup> Machine knitting emerged in the 1850s as an investment with great potential. Until the mid-1800s, knitting was reserved mainly for stockings knitted on hand-operated frames. As spinning technology improved yarn consistency in the 1830s and 1840s, frames were mechanized for large-scale production, and mills began making long underwear. Unlike woven undergarments, knitted ones move with the wearer. They were immediately popular.

While George W. Philip brought machine knitting to Philmont, it was Nelson P. Akin (1839–1878), son of James and grandson of Peter, who made Philmont synonymous with this industry. Nelson was born in the Village of Claverack in 1839, when his father worked in the Huntington carpet yarn factory there. When James left Philmont in 1854 to partner in the Tivoli Hosiery Mill of Josiah Root in Cohoes, Albany County, Nelson was attending the Clinton Liberal Institute at Fort Plain, Montgomery County. The Tivoli mill was successful beyond any expectation and recouped the partners' initial investment in eight months, but James Akin was forced out of the partnership by "superior capital." Nelson gave up formal education to earn money to support the family. At the age of 17, in 1856, he patented a stop-action mechanism for circular knitting frames that greatly reduced inefficiencies caused by broken yarns.<sup>67</sup> James bought his own machinery and worked in a few places before settling in Sand Lake, Rensselaer County, in 1857.<sup>68</sup> Nelson, in his turn, worked at various other knitting mills in Cohoes, Troy, Sand Lake, and elsewhere before moving to Philmont.<sup>69</sup>

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in their collection of both planting/breeding and harvest data for the previous year and only planting/breeding data for the decadal year. Industrial data collection seems always to have used the complete statistics from the previous year. In Philmont, where several factories changed ownership or production, sometimes both, from late 1858 to late 1860, the figures seem misaligned. In contrast, population schedules were compiled to meet a stated deadline, which changed with each census. These schedules are more exactly a momentary snapshot. Thus, the population schedule recorded people working in the GWP hosiery factory opened late 1859 or early 1860, but the industrial schedule recorded a productive carpet factory that has been converted to hosiery in the same period.

<sup>64</sup> Stott, 83.

<sup>65</sup> *Deed* 9/311.

<sup>66</sup> The population schedule of the 1860 census taken in mid-September records hosiery workers. The 1860 industrial schedule records the mill still making carpet. The latter schedule type was prepared using the previous year's figures after the books were closed. This dates the conversion to 1860.

<sup>67</sup> Ellis, 251. The Clinton Liberal Institute, a Universalist coeducational school, emphasized preparation for college entry in this period. It was first organized in the Village of Clinton, where Hamilton and Kirkland colleges were located, but had moved to the Mohawk Valley village of Fort Plain a few years earlier.

<sup>68</sup> Ellis, 250.

<sup>69</sup> Ellis, 251.

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Sources disagree on the exact date and motivation for Nelson Akin's return.<sup>70</sup> The census shows that his grandfather Peter Akin may never have left Factory Hill. Possibly he encouraged his grandson to go out on his own in Philmont, especially as hosiery manufacturers in this period found a ready market with the federal government to supply the Union Army. On 6 November 1862, Nelson bought the lowest, and previously untenanted, privilege on the Philip canal from Eva Philip.<sup>71</sup> The 6.75-acre gore, or strip, of land lay between the north bank of the creek and Main Street. The canal ditch below the Harder (formerly Harder & Pruyn) paper mill passed over the parcel. There, Akin built a small, wood-frame hosiery mill.<sup>72</sup> By 1862, he allegedly held the most valuable contract with the federal government manufacturing knitted underwear for the Union Army in Columbia County.<sup>73</sup>

Nelson Akin soon also built Cedar Row, now called Factory Row, eight picturesque gable-front duplexes ascending the steep slope east of his mill, on the south side of Main Street. Doubled woodsheds on steeply banked foundations alternated behind the houses.<sup>74</sup> These provided tenant housing adjacent to his new hosiery mill. They may represent a particular kind of owner benevolence on Akin's part as these very pleasing dwelling houses suggest an employer interested in the physical welfare of his workers. The row surely eased the pressure on Philmont's housing stock, which was stuffed with growing numbers of workers. The 1855 and 1860 censuses show that rates of tenancy and multiple occupancy were at least as high in 1860 as in 1855. Thus, by the end of 1862, Akin not only set the stage for Philmont's economic mainstay, but he also aided in its architectural and spatial development until his death in 1878.

## Expansion, 1863–1880

Unlike many earlier industries, which often operated seasonally, Philmont's factory owners expected to run their machinery year-round. By 1863, Nelson Akin planned to increase production. He negotiated with Horton Harder (1828–1908) for land to make improvements to the water ditch and pond supplying his hosiery factory on the privilege below Harder's paper mill.<sup>75</sup> In May 1864, Akin negotiated with George W. Philip of the Ockawamick Mill to raise the height of the dam at High Falls by one foot.<sup>76</sup> By then, he'd also secured title to the acreage where his wood-frame mill and the row of worker houses stood.<sup>77</sup> And, he'd acquired the pond at

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<sup>70</sup> Ellis states he returned to Philmont in 1861; Stott says 1862, but that may be the year that Akin began contracting with the federal government to supply the Union Army.

<sup>71</sup> *Deed 18/449*. (transaction dated 6 November 1862; indenture recording it dated 7 March 1863, recorded 31 March 1863) (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89WW-MWDH?i=568&wc=M7HT-BZ9%3A358136801%2C358658001&cc=2078654>; retrieved 16 June 2020) This transaction is unusual for the time. GPP ceased transacting land business during 1862, and I have located no later examples. It appears that even though he lived into the 1880s, he yielded power of attorney to his wife and his relation Mandeville Horton. I think Mandeville was the son of Joseph Horton and so a first cousin *via* Margaret Philip Horton.

<sup>72</sup> This building is remodeled as apartments.

<sup>73</sup> Stott, 84.

<sup>74</sup> Stott, 93.

<sup>75</sup> Harder's paper mill occupied the next privilege above Akin.

<sup>76</sup> *12 May, Deed 21/543* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-99WQ-VCV6?i=278&wc=M7HT-1ZW%3A358136801%2C358683001&cc=2078654>; retrieved 16 June 2020)

<sup>77</sup> *Deeds 18/451, 18/452, and 18/452* allowed him to draw more water to run the mill. *Deeds 31/58 and 31/59* quitclaimed the Philip and Harder rights to these features of the business. Eva Philip acted in all instances rather than her husband George P. Philip, further

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the corner of Canal (now Elm) and Main Streets and the land adjacent to the first privilege on the canal.<sup>78</sup> It appears that the two new multi-story brick wings to his initial wood-frame building and the six-story water tower were in use sometime between the 1865 and 1870 censuses. Subsequent sources reported the mill ran twenty-four sets of machinery and eventually employed 300 operatives who could produce 400 dozen sets of underwear per day.<sup>79</sup>

In addition to Philip and Akin, the 1865 state census reported a third hosiery manufacturer in Claverack: W.A. Harder & Co. This company appears to have owned the Mellenville Hosiery Mill on Agawamuck Creek between Roxbury Road and the hamlet. It was capitalized at \$21,000 and made stockings (socks). In 1868, William A. Harder bought the former Philip & Akin mill and the former Whiting machine shop property at the first privilege on the canal from Addison L. Clark in two deeds totaling \$30,000.<sup>80</sup> Clark also sold his interest in the main reservoir, now Summit Lake. William A. Harder, David C. Philip, and Charles Ostrander acquired an undivided three-quarters of the property and rights; paper manufacturers George M.[andeville] Harder (a cousin, 1833–1908) and George Tobias acquired the remaining quarter.

In 1865, thirty-two men, fifty-seven women, and twenty-three children worked in Philmont's hosiery mills. Seventeen more men and two boys built woolen machinery in the shop of Harder & Ellsworth located on Prospect Street and the canal between the woolen and paper mills. Combined, the three hosiery mills consumed 145,000 pounds of wool. Akin had ventured into cotton; after the Civil War, this fiber was increasingly used in hosiery. Akin reported using 90,000 pounds in the census. His gross production was valued at \$156,000 — nearly thrice Harder's Mellenville Hosiery Mill's \$66,500 in stockings and approaching four times that of the Ockawamick factory's \$43,390 worth of shirts and drawers.<sup>81</sup> The three straw paper mills, owned by Horton Harder, the Philmont Paper Co. (G.M. Harder), and Harper W. Rogers, produced a combined output of nearly

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supporting the premise that he was in some way incapacitated. This series of deeds is very similar to the ones executed when Addison L. Clark bought the G.P.P. woolen mill in 1864.

<sup>78</sup> *Deed 21/543* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-99WQ-VCV6?i=278&wc=M7HT-1ZW%3A358136801%2C358683001&cc=2078654>; retrieved 16 June 2020)

<sup>79</sup> Ellis, 240. "The main part is 50 x 116 feet, four stories high, and is surmounted by a "French" roof. On the west is a side tower, six stories high. The knitting and finishing building attached is three-story brick [building], 120 x 36 feet in extent; the machine shop and lapper rooms are 36 x 80 feet, with three stories and a basement; and there is besides a two-story bleaching house, 30 x 162 feet also built." Ellis dated construction of the new "lower mill" to 1865, but considering deeds transacted, it seems more likely that it was built in 1867 or even a bit later. The 1865 census industrial schedule records a smaller operation.

<sup>80</sup> This appears to be William A. Harder (1825–98), brother of Philip Michael (often styled P.M.). (William A. Harder; <https://www.findagrave.com/memorial/242644729/william-a-harder>). He was censused in Ghent in 1860 as a grain dealer owning \$15,000 real property and \$10,000 in personal property and living in the household of William Moul. By 1870, Harder married Moul's daughter Fanny. ("United States Census, 1860", database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MCQ6-4SS:18 February 2021>), William A Harder in entry for William Moul, 1860.). In 1870, Harder reported no property. He and Fanny had two young children. ("United States Census, 1870", database with images, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M8FN-LZ3:29 May 2021>), William A Harder in entry for William Morel, 1870.) The family moved to State Street in Lansingburgh by 1880, where he reported as a knit goods manufacturer. Rebecca Phillips, the forelady of the mill, boarded in their household. ("United States Census, 1880," database with images, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MZFZ-18M:14 January 2022>), Wm. A. Harder, Lansingburgh, Rensselaer, New York, United States; citing enumeration district, sheet, NARA microfilm publication T9 (Washington, D.C.: National Archives and Records Administration, n.d.), FHL microfilm.)

<sup>81</sup> *New York State Census for 1865*, Town of Claverack, E.[lection] D.[istrict], Industrial schedule. (<https://www.familysearch.org/ark:/61903/3:1:S3HT-D1C9-HSX?i=20&wc=796F-1HL%3A57530801%2C57595401&cc=1491284>; retrieved 17 June 2020)

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170,000 reams of paper. They employed twenty-four men, twelve women, and four boys. Horton Harder's mill was both the most highly capitalized (\$30,000) and the most productive (70,000 reams).

About 600 persons were censused living in the densely settled Philmont area in 1865. Over half were born in Columbia County. Some came from adjacent counties; a few came from New England. Possibly because Philmont was comparatively remote, Irish immigrants were not as ubiquitous as in other mill towns. New residents often identified themselves by the product of the factory (*e.g.*, hosiery or paper) where they worked or the task they performed. Sometimes entire families worked in one factory. Tenancy and shared housing continued to rise: about 140 households lived in 90 dwelling houses. At least four large boarding houses run by women offered housing to mainly young, mainly single men and women working in the mills. Nearly all dwellings were wood-frame buildings with valuations ranging from \$500 to \$2,000. Of these, a majority were valued between \$800 and \$1,200, possibly because most were recently built for a similar purpose. At least one man, Richard Simmons, identified himself as a builder. Despite increasing numbers of buildings, however, Philmont retained its primary alignment to Main Street, with Summit and Canal (now Elm) streets still the only cross streets in its plan.<sup>82</sup>

An 1873 atlas did not show the canal route north of Main Street. The association formed in 1866 to manage the waterpower might have undertaken covering it to reduce maintenance. The long drives accessing the mills in the 1850s were now village streets reaching into the largely open land near the mills on the canal. Rock Street ran past the south lines of P.M. Harder's hosiery mill and Ellsworth's machine shop. Prospect Street ran north past the house (40 Main St) associated with the Harder paper mill. Farther north stood the houses of blacksmith G.M. Weir (22), H. Parsons (29), and a tenement (39) owned by Tobias, manager of the paper mill. The reconstructed M.[ethodist] E.[piscopal] church was moved to the northwest corner of Prospect and Church Streets by 1873. Church Street curved north and west from Main Street around the G.M. Harder mansion (demolished and replaced with multi-unit houses by 1900). G.M. Harder's store (62 Main St) stood at the corner of Rock Street. Two houses owned by P.[hilip] M. H.[arder], probably tenements, faced Main Street on lots adjoining the south line of the hosiery mill property. The recently built house of J.S. Parks (90 Main St) stood east of the Harder hosiery plant and west of the earlier Greek Revival house of G.H. Philip (2 Church St).

The first two houses represent the vernacular two-story, gable-front main block form that was becoming standard for those of middling economic status in Philmont and other rural mill villages by ca. 1870. It combines the gable-front roof — sensible in wet and snowy regions — of earlier Greek Revival massing and three-bay, side-hall entrance plans. As time passed, later examples featured facades taller in relative scale that resemble Italianate designs. Exterior detail was often limited to plain raking friezes capped by a modestly scaled cornice and simple window casings with plain drip caps. Many such houses were fronted by open porches spanning the main block, their decorative schemes representing changing tastes through the early 1900s. Earlier ones featured squared, chamfered posts; later ones had Tuscan columns. If lot size permitted, a

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<sup>82</sup> Except for Alexander Akin there appear to be no mill owners shown living on Chapel (now Church) Street on the 1873 Beers atlas plate.

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one-and-a-half or two-story wing projected from one side to form an L-plan. This might house additional accommodation creating a multiple occupancy building, a service area, or both.

The Tobias tenement illustrates the emerging design for tenements that drew mainly from Italianate designs, possibly because constructing these simply repeated a bay system. This allowed tenements to be easily configured for multiple units, often with symmetrical or mirrored floorplans. Flat roofs did not require the truss system used for pitched roofs. Larger examples were unmistakably tenant structures; smaller ones fit into neighborhood streetscapes where housing varied between single and multiple occupancy.

Between 1860 and 1870, the rate of multiple occupancy and tenancy increased again, to 60 households out of a population of about 680.<sup>83</sup> The great majority of people in shared quarters recorded working in the hosiery mills and owning no real property. The 1870 census shows Philmont during a building boom. The list of advertisers on the 1873 atlas inset for Philmont further indicates this. Both R. S. Simmons & Son and F. Colman & Co. made window sash, blinds, and doors. The latter listed decorative brackets and braces; items essential for Italianate building designs. C.T. Ellsworth, carpenter and joiner, and masons S. Hollister and G. Rogers, also advertised on the inset map. Census enumeration in 1870 began at the west end of Philmont with the household of carpenter Peter E. Fritts.<sup>84</sup> Approximately thirty-five carpenters lived and worked in Philmont, ranging from a young German apprentice to Richard S. Simmons.<sup>85</sup> Charles Simmons, 20, and his wife Caroline kept a boarding house where nine carpenters lived.<sup>86</sup> Carpenters who headed households often owned property, usually valued at about \$1,000. There were also painters and masons.

The 1873 map also shows how Philmont had started spreading north of Main Street, encircling the mill district aligned with the canal, and south of Main Street in the “square” formed by Elm, Main, and Summit Streets. Most houses were gable-roof, wood-frame buildings. Several still face Elm and Summit Streets; most buildings on the south side of Main Street were replaced later in the century. Tenements owned by Tobias, Akin, and Harder were mapped near their respective factories, and new houses faced Prospect, Church, Block, and West Streets. Many houses still facing Summit Street just south of the bridge over the falls, were shown. These include the house of Joseph P. Horton, a descendant of the first millwright at High Falls decades before.

Main Street east of Summit Street, however, remained largely undeveloped with only four houses between that intersection and the Harlem Railroad crossing. These included the farmhouses of William (130 Main St) and Philip Clum (169 Main St). P.H. Dinigar’s hotel (161 Main St, a store, a post office, and the station buildings stood trackside). Houses drawn on the north side of Main Street between Summit and Church Streets were replaced mostly in the late 1870s and 1880s when this became Philmont’s business district. It appears that in 1873, Mellenville’s Main Street businesses still served both hamlets. Child’s *Gazetteer of Columbia County for*

<sup>83</sup> In 1870, the enumerator noted where he believed the village began and ended, allowing the first opportunity to gain a firm count of Philmont residents.

<sup>84</sup> *United States Census for 1870*, Town of Claverack, Columbia County, Household (HH) 445/471.

<sup>85</sup> *United States Census for 1870*, Town of Claverack, Columbia County, HH 506/557.

<sup>86</sup> *United States Census for 1870*, Town of Claverack, Columbia County, HH 507/558.



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1871-2 affirms this. It counted just three stores, two blacksmith's shops, a hotel, and a schoolhouse for a population of nearly 700 in Philmont. Of these, about 450 were employed in the mills.<sup>87</sup>

Akin's Philmont Hosiery Mill outstripped both P.M. Harder's High Rock and George W. Philip's Ockawamick mills in all respects. Akin employed 240 operatives, and the factory consumed 500,000 pounds of cotton and 50,000 pounds of wool a year making men's knit undershirts and drawers ranging in weight from India Gauze for summer wear to medium weight for colder weather. In comparison, the Ockawamick employed 45 and used 285,000 pounds of cotton and wool. Harder's High Rock employed 80 but consumed only 160,000 pounds of cotton and wool annually.

Akin invested some of his earnings in land to open Maple Avenue, an elegant new residential street. This was drawn with dashed lines in 1873. In April 1871, he paid nearly \$5,000 for a 32-acre parcel once part of the William Clum farm in the eastern part of the present village. The deed stipulated that a public highway 48 feet wide with sidewalks six feet wide on either side be opened, fenced with "planed and painted pickets," and lined by ornamental shade trees set out uniformly at 25 to 50 feet apart.<sup>88</sup> Akin soon built a large and elegant house associated with an icehouse, stables, and other ancillary structures. Others soon followed. Maple Avenue retains the greatest concentration of large Victorian eclectic-style houses in Philmont, several with period carriage barns. It was Philmont's most stylish address. Lots at the south end were gradually built on during the last quarter of the century. The earliest examples feature the articulated surfaces characteristic of Eastlake and Stick Style. Later ones feature the spindled porches, syncopated fenestration with novelty sash, and bas relief details typical of Queen Anne. Akin's house on the west side of the street was replaced in the early 1900s with a Classical Revival mansion. Collectively, these houses express the success of Philmont's wealthiest people and set their dwellings apart from the industrial sector along the power canal.

In September 1878, Nelson P. Akin died, having not yet reached his fortieth birthday. The county history published that year stated, "The growth and prosperity of the village of Philmont has been in a very great measure consequent upon the growth and prosperity of Mr. Akin's business enterprises, and from a comparatively insignificant village it has risen to fair proportions and can justly claim a place among its sister villages of the State."<sup>89</sup> His widow Eliza signed her dower right to the factory properties away to her father-in-law James in June 1879, and he returned once more to Philmont, this time to manage the Akin interests.<sup>90</sup>

## Factory Town, 1880–1892

The 1880 federal census recorded 1,344 people living in Philmont. Based on house owner names on the 1873 map, this figure may also count the Hamlet of Mellenville. The number of people in the area now within the

<sup>87</sup> Hamilton Child, *Gazetteer and Business Directory of Columbia County, N.Y. for 1871–2*. (Syracuse: Journal Office, 1871): 208.

<sup>88</sup> *Deed 41/492*.

<sup>89</sup> Ellis, 251. Memorial for Nelson P. Akin, Union Cemetery of Mellenville provides his death date. (<https://www.findagrave.com/memorial/143151364/nelson-p-aken>; retrieved 21 June 2020)

<sup>90</sup> *Deed 65/353*. This deed is useful for its description of all the Akin properties at the time.

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incorporated village of Philmont in 1892 appears to have been closer to 1,250. Either way, it roughly doubled that of 1870. Based on household count, the rate of shared occupancy mainly by tenants had climbed steeply, to about 80 shared dwelling houses out of approximately 175 residential buildings. Even though construction continued apace, it had not kept pace with demand.

Roughly two-thirds of Philmont residents — men, women, and children — reported working in the “cotton mill.” This wording denotes the fiber now mainly used for hosiery in Philmont, a shift already well advanced in the early 1870s.<sup>91</sup> Philmont’s population continued largely New York-born, although names indicate that by this period, some were the children of immigrants, mainly Irish, but also some German, Scottish, and English.

A bird’s-eye view dated 1881 shows that while few streets had been added or extended to the village plan since the survey for the 1873 county atlas, many street frontages had quickly filled in the interim. Most buildings shown in 1873 were depicted in the 1881 view. The brick multi-story hosiery mills were prominent, both in the view itself and as insets spanning the bottom edge of the sheet. Both the High Rock mill owned by P.M. Harder & Sons on the canal and G.W. Philip’s Ockawamick mill by High Falls featured expanded plants; the Akin No. 3 mill on the first privilege of the canal was new and by far the largest factory building in Philmont. The Coleman shop and the Excelsior paper mill, apparently the last one still running in Philmont, stood west of Prospect (labeled Brick St on the view, possibly because of Akin’s brick tenements) and south of Church Street. Six tall stacks of rye straw filled the vacant land at the northwest corner of the “block” formed by Church and West Streets. By then, wood pulp was eroding the market.<sup>92</sup>

By this date, Philmont had its own distinct commercial district spanning the north side of Main Street from Maple Avenue to Rock Street. The new Richardson Block (112–14 Main Street) with its large yard behind stood west of the brick school building. A second large commercial building filled much of the space as far as Church Street. The Harder store (62 Main Street) west of the growing High Rock complex adjoined new commercial blocks containing Patrick Canavan’s bakery (56 Main Street), a tavern, and two lower buildings (54 and 52) going west beyond Rock Street (Mill Street on the view).<sup>93</sup> All of the buildings used plans influenced by Italianate design.

The sheer number of new domestic buildings in the 1881 view is the boldest illustration of Philmont’s prodigious growth. They filled formerly open spaces in the earlier streetscape and pushed into areas largely undeveloped a decade earlier. This expansion radiated mainly north of Main Street between Elm and Prospect streets and east from Summit Street towards the Harlem Railroad service area. The Italianate idiom dominated in tenement construction into the 1880s. North of Main Street, two new multiple-unit houses (41 and 43

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<sup>91</sup> Child, 109. Child’s *Gazetteer of Columbia County* provided statistics probably drawn from the industrial schedule of the federal census recorded the previous year. By that time, Akin’s Philmont Hosiery Mill already consumed ten times more cotton than wool: 500,000 pounds of cotton to just 50,000 pounds of wool.

<sup>92</sup> Stott, 85. Manila and hemp were imported in large quantities by the early 1900s.

<sup>93</sup> A Part 1 application for a Historic Rehabilitation Tax Credit completed in 2021 at 56 Main St, labeled Patrick Canavan’s bakery in 1881, documents the Hopkins House construction history.

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Prospect Street) north of the Methodist church at the corner of Church Street incorporate flat roofs, characteristic bracketed eaves, and decorative window casings with pediments on the first floor and extended corners with ogeed drip caps in a regular plan. Similarly sizable tenements in similar taste were built opposite Akin's No. 3 mill and on the west side of Canal Street. Mansard, or French, roofs, which were often built on essentially Italianate buildings in the 1870s appear to have been rarely used in Philmont, possibly because of an association with factory designs in the village. The Harder Mansion (40 Main Street), entirely remodeled in the early 1870s, is among the salient exceptions as was Nelson Akin's mansion (now gone) on Maple Avenue.<sup>94</sup>

Houses owned by other of Philmont's industrialists stood in various parts of the village, mainly near their mills. The earliest was the wood-frame Greek Revival-style house (25 Summit Street) northwest of High Falls accessed by a drive off Summit Street and labeled G.W. Philip in 1858. Although subsequently enlarged, it still exemplifies the early pattern where owners lived near the factories. The large brick mansion (40 Main Street) labeled G. Tobias (a paper manufacturer) in 1873 was on the former drive to the Harder paper mill on the third privilege. The house of High Rock owner George M. Harder (1833–1908) still stood on its large lot in an elbow of Church Street in 1881; it was demolished before 1887 and its large lot subdivided for worker housing.<sup>95</sup> When built, Harder's house would have seemed both "suburban" as it occupied a sizable lot outside the more densely Main Street frontage while also in the earlier pattern of owners living adjacent to their mills. Nelson Aken took "suburban" a step further when he built his mansard-roofed mansion on Maple Avenue, clearly removed from Philmont's busy main thoroughfare.

Even before the 1880s, Italianate rooflines and decorative motifs were being superseded by new design ideas in high-style houses. The most apparent change was the return to gabled roofs, now often cross-gabled over L-plan footprints, even for middling houses. On Summit Street north of the Ockawamick mill, single-unit, gable-roof houses and a few large tenements occupied the remaining lots. Much of this village streetscape remains intact except for the largest of the tenements, which were replaced by smaller individual houses by the mid-1900s. Beyond the bridge at High Falls, new houses built since 1873 continued south on Summit Street (labeled Martindale in 1881) filling spaces between houses built in the 1830s and 1840s. And most of the remaining frontage on Church Street was filled with such houses.

On the land Nelson Aken bought in the 1870s for his No. 3 mill, tenements, and individual houses formed a small enclave that appears to have spanned the socioeconomic range of the mill village. The large tenements facing Elm Street and overlooking the pond at the corner with Main Street are gone, but single-unit houses at 59 and 61 Main Street — possibly built for management — face the north section of a lane spurring off Main Street towards the creek. Additional houses faced the east side of Elm Street. Similar development, including both tenements and houses, faced Summit (Martindale) Street and another lane like the one west of the Aken No. 3, ran south from Main Street to the creek along the west edge of the Ockawamick mill property.<sup>96</sup>

<sup>94</sup> A Part 1 application for a Historic Rehabilitation Tax Credit completed in 2021 for 40 Main St documents this building's construction history.

<sup>95</sup> Sanborn Fire Insurance Company, Philmont, 1887, Sheet 3.

<sup>96</sup> Both lanes delineated lands adjacent to the canal privileges and were used as landmarks in deeds of the period. They were largely erased from the present streetscape by the 1920s except for a sliver that survives as a driveway to 59 Main Street.

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The north side of Main Street east of Maple Avenue and Summit Street was also transformed, from mainly open land to a densely developed neighborhood of mostly extant wood-frame houses. These filled the space around William Clum's Greek Revival farmhouse and houses constructed by the Ellsworth clan before 1873. A single large tenement stood at the top of Band Street (6 Band St). Otherwise, most of the land between Main Street and the reservoir remained open. A pair of icehouses stood on its north shore.

By this date, Philmont had its own distinct commercial district spanning the north side of Main Street from Maple Avenue to Prospect Street. The new Richardson Block (112–14 Main St) with its large yard behind stood west of the brick school building. A second large commercial building filled much of the space as far as Church Street. The Harder store (62 Main St) west of the growing High Rock complex adjoined new commercial blocks containing Patrick Canavan's bakery (56 Main St), a tavern, and two lower buildings (54 and 52) going west beyond Rock Street (Mill St on the view).

The large houses owned by Philmont's industrialists stood in various parts of the village, mainly near their mills. The earliest was the wood-frame Greek Revival-style example (25 Summit St) northwest of High Falls accessed by a drive off Summit Street and labeled G.W. Philip in 1858. Although subsequently enlarged, it still exemplifies the early pattern where owners lived near the factories. The large brick mansion (40 Main St) labeled G. Tobias (a paper manufacturer) in 1873 was on the former drive to the Harder paper mill on the third privilege. The house of High Rock owner George M. Harder (1833–1908) still stood on its large lot in an elbow of Church Street in 1881; it was demolished before 1887 and its large lot subdivided.<sup>97</sup> When built, Harder's house would have seemed both "suburban" as it occupied a sizable lot outside the more densely Main Street frontage but also in the earlier pattern of owners living adjacent to their mills. Nelson Aken took "suburban" a step further when he built his mansard-roofed mansion on Maple Avenue, clearly removed from Philmont's busy main thoroughfare.

After Nelson Aken's untimely death in 1878, his father James not only took over the business, but also built on his son's interest in the welfare of Philmont. He was a principal benefactor of the new Episcopal congregation, which began meeting in 1882 in Richardson Hall on Main Street. In 1885, he donated land at the northwest corner of Main and Maple for the brick church.<sup>98</sup> St. Mark's was mapped in the 1887 Sanborn Fire Insurance Company series. This placed the church in the emerging commercial district in Philmont, which included the brick District School No. 6 (built 1861), two grocery stores, a druggist, a saloon under construction at the corner of Main and Church (Chapel), and a job printing shop. East of Summit Street, a row of stores sold fish, meat, and groceries (113 Main St replaces these). A saloon (119 Main St) stood next door to those stores.<sup>99</sup>

<sup>97</sup> Sanborn Fire Insurance Company, Philmont, 1887, Sheet 3.

<sup>98</sup> Nichols, 9–10.

<sup>99</sup> Sanborn, 1887, Sheet 2.

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A bit farther west on Main Street, as the highway descended towards Mellenville and in between the Aken and Harder mills, the commercial block anchored at its east end by the Harder store *cum* post office encompassed the bakery with a photography studio behind, a saloon, a store selling hats and jewelry, and a “meat order taker.”<sup>100</sup> Slightly uphill and on the south side of the street adjacent to the reservoir at the corner of Canal Street stood Fowler’s Block, a row of three-story wood frame commercial buildings housing a tailor, a cabinet maker, a furnace shop, print shop, dentist, a general store, a drugstore. One of these buildings had offices on its second floor; a Lodge room was located on the third floor of another.<sup>101</sup> These services were adjacent to the lands Nelson Aken bought in advance of building his No. 3 mill. Farther east on Main Street, two new streets—New and High—formed a four-way intersection. Ark Street was named for the large tenement built at its south end a few years later. At the commercial district clustered at the Harlem Railroad crossing and the station house, there were two hotels, Eagle Hall (an opera house), and a grocery. Eagle Street, possibly named for the hall, was partially staked by this year and extended northerly, generally aligned with the railroad.

By 1887, the number of millhands had largely stabilized, although the demand for housing remained unmet. In the six years since the 1881 bird’s-eye survey, new houses were built on the south side of Main Street, filling almost all remaining lots on the main thoroughfare. Prospect was the first street to be extended north; in 1887, it was staked beyond the two tenements near the Methodist church, although no additional buildings were yet shown.

Philmont was chartered by the state as a village the year of Sanborn’s second series, surveyed in 1892. The inaugural village meeting was at Richardson’s Hall (114 Main St). Employment in the knitting mills stood at 1,025; the overall population was somewhat less than double that figure.<sup>102</sup> The aggregate investment in Philmont’s knitting factories approached one million dollars. Aken (Philmont Hosiery), Harder (High Rock Knitting), and Moseley (Summit Knitting, formerly the Ockawamick) were the main players. The much smaller Midland mill operated in the former Ellsworth machine shop off Prospect Street. At least one small factory was in Mellenville, beyond the newly chartered village corporation line. Of these mills, sizable parts of the Summit mill and fragments of the Aken No. 3 mill and the Midland mill still form part of Philmont’s streetscape. In contrast to investment in the factories, the budget for the first year of the new village administration was \$500.<sup>103</sup>

Church congregations distinguished the village from a mere aggregation of factories and dwellings. The 1892 Sanborn limned three new churches in addition to the Methodist church placed in the 1870s. These included St. Mark’s Episcopal at the corner of Main and Maple; the wood-frame Reformed chapel (an offshoot of the Mellenville congregation) on Church Street; and the first Roman Catholic church—a simple wood-frame

<sup>100</sup> Sanborn, 1887, Sheet 3.

<sup>101</sup> Nichols, 17 states that the Masons formed a lodge in 1900 in the Aken Knitting Company offices. There may have been an earlier lodge, or this was the meeting room for a different fraternal organization such as the Oddfellows.

<sup>102</sup> Stott, 84, provides the employment figure. The overall population figure is an estimate based on statistics for 1880, 1900, and 1910. In 1892, New York undertook a census to replace the lost 1890 federal count, but the Columbia County tally appears to be lost or otherwise unavailable.

<sup>103</sup> Nichols, Charles, Chronology. Typescript, apparently collected from newspaper research. (Philmont, New York: Philmont Free Library)

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building — at the southeast corner of Main and Ark (now High) streets. Although many recently arrived families were New York-born, their Irish surnames may indicate the likely desire for a Catholic church in Philmont.

## Early Village Years, 1893–1912

Incorporation allowed Philmont to elect trustees to manage some aspects of village life, especially amenities and politics. In new villages chartered at the turn of the twentieth century, water supply, especially for firefighting, and street lighting often topped the list. In 1893, kerosene streetlamps were placed in Philmont. The next year, the local school became a Union Free school offering high school classes. The Philmont Volunteer Hose Company, No. 1, was formed in June 1896. In October, funds were granted for two hose carts, which were stored in the stables of the Empire Hotel near the Harlem Railroad.<sup>104</sup> In 1900, the village remodeled a wood-frame building for offices and a firehouse at street level for \$3,200.<sup>105</sup> This stood nearly opposite the present village offices and court building on Main Street east of Summit Street. In 1909, Clara Nash Harder (1887–1970) supplied a community building called Crusaders Hall located on Church Street (No. 32).

Streets were another village responsibility. Within the street plan opened by 1881, there was little space left for new construction by 1892. New development moved to the periphery, especially north and west of the canal and its factories. In 1894, recently staked Highland Avenue in the far northwestern corner of the corporation was accepted, and a year later, all village streets were officially named. Hillsdale Street became Main Street, and Martindale Street became Summit Street, named for the mill in Philmont rather than the railroad hamlet farther south. The short street accessing the High Rock mill north of Main Street, earlier called Mill Street, became Rock Street. The elbow street south of Main Street connecting it to Summit Street became Canal Street, and North Street became West Street as it adjoined the village's western boundary. Two streets have changed names since. Chapel Street, named for the Reformed chapel, is now Church Street. Canal Street, named for the power canal, is now Elm Street.

Incorporation occurred at Philmont's population peak; by the time the 1898 Sanborn series was published, the village population had begun a gradual slump. Even so, housing in Philmont remained both crowded and in short supply, and builders continued putting up new houses. As the century ended builders and owners, Victorian eclecticism dominated in new construction. Surfaces articulated by shingles and battens were pierced by windows and doors featuring stained glass. High-style house fenestration incorporated openings of various sizes in varied configurations. More modest examples were generally more streamlined with regular fenestration plans masked by irregularly placed details. The taste was at least partly impelled by the much greater ease with which such fanciful and diverse details could be manufactured than before. A few new houses faced the reservoir west of the icehouse. Newly opened Band Street connecting the reservoir with Main Street featured a multi-unit house, a tenement, and a small house. A row of modest houses faced the west side of

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<sup>104</sup> Nichols, 2.

<sup>105</sup> Hudson Gazette, *Columbia County at the End of the Century*, 503.

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Eagle Street north of the Philmont Opera House at the corner of Main Street. Additional houses faced Block and West Streets in the western part of the village, where Ferguson and Coleman's Empire Steam Planing Mill still turned out sash, doors, and blinds. The mill's northwest corner was built over the little stream that wraps around the north part of the village. In 1881, a dam was shown holding back a small pond upstream in the low-lying area between present-day Highland and Garden Streets. The 1898 Sanborn map labels this as a firefighting reservoir. Highland Avenue, the westernmost street in the village featured eleven single-unit dwellings, three two-unit ones, and a tenement with four units. New single-unit and two-unit houses faced Prospect Street north of Church Street.

The turn of the century brought change to the management of mills in Philmont. James Akin died in December 1898, and his son-in-law W.S.C. Wiley became president of the corporation. At the time, the company employed between 450 and 500 hands.<sup>106</sup> In 1901, George Moseley's Summit Mill Corporation declared bankruptcy; Aken Knitting Co. acquired the property in January 1903.<sup>107</sup> In the same period, the reservoir association was restructured, and P.M. Harder & Sons, owner of High Rock Mills, acquired sole ownership of the upper reservoir. The manufacturer's association retained the lower impoundment, now Summit Lake.<sup>108</sup>

The 1900 census counted 1,964 residents in Philmont. The village was neither overwhelmingly elderly nor very young. People were mainly New York-born, although many were first-generation Americans. There was a laundry run by two young Chinese men, who arrived in the U.S. in 1886 and 1892.<sup>109</sup> An Italian barber, who immigrated in 1890, boarded with Wm. Cooper.<sup>110</sup> Households were generally smaller than in earlier censuses. Many reported their occupations in detail, often describing a single task in the mill such as "winder of knit yarn." This may indicate increasing specialization in tasks throughout the mills, a common tendency as machinery was designed to be increasingly "intelligent," thus requiring a lower degree of skill from operatives over time. It appears that some families specialized in a particular task. The number of men reporting as mechanics, machinists, blacksmiths, and makers of machinery was greatly reduced, probably because machines were more likely manufactured elsewhere. Only needles for machinery were still made in Philmont. And, by this period, few worked outside the mills, either in their own business or for a different employer.

By 1900, the present street plan of Philmont was almost entirely laid out. Combining mapping with the census allows us to see how neighborhoods differed in their rate of tenancy versus ownership and how people in different neighborhoods were employed. At the east end of the village, nine households were counted on Railroad Avenue and twenty-four on Eagle Street. This neighborhood of recently built mainly modest houses had one of the highest owner-occupancy rates in Philmont. Many of the earlier houses use the three-bay, side-hall, gable-front vernacular form evolved in the 1850s and 1860s, now with a steeper roof pitch and an open porch graced by spindled railings and supported by Tuscan columns. Similar examples on larger lots stood

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<sup>106</sup> Hudson Gazette. *Columbia County at the End of the Century*, 501.

<sup>107</sup> The Summit Mill was sold by referee's deed to Lida Haines on 9 July 1901 (115/589). The 1903 deed is indexed in Columbia County deeds as 119/601, but the deed cannot be viewed via FamilySearch.

<sup>108</sup> Hudson Gazette. *Columbia County at the End of the Century*, 499.

<sup>109</sup> Deeds HH 94/95.

<sup>110</sup> Deeds HH 101/102.

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alongside a few more stylish houses on the north side of Main Street east of the railroad. In contrast, residents on the newly developed streets in the northwest corner of Philmont — Highland, Garden, and West — were almost all tenants who worked in the mills.

Owner occupancy v. tenancy varied more on Prospect Street than other streets, in part because of the range of houses from Akin's modest brick tenements at the south end to a variety of eclectic designs for larger houses farther north. A row on the east side between Church and New Streets all use essentially the same Queen Anne design with pyramidal roofs fronted by large dormers. In between, Walter Weir, the blacksmith whose shop was located on the former Philip mill site on the canal, owned his house. So did, Frederick Talbot, a plumber living next door. Knitting mill overseer Daniel Neal, born in Canada to Scottish parents, owned his house and boarded two sisters who worked as a teacher and a stenographer. The sisters represented a small number of women who worked outside the mills at jobs that probably required a high school diploma. The daughters of Clement Blanchet, the Episcopal minister, who lived by the church on Maple Street rented his dwelling.<sup>111</sup> Not surprisingly, Maple Avenue, also had a high owner-occupancy rate as most of Philmont's wealthiest citizens lived there in the most stylish Queen Anne houses in Philmont. A few other houses, such as 9 Church Street and 155 Main Street, match those in size and complexity on Maple Avenue.

The 1904 Sanborn fire insurance map series delineated few changes from 1898. Philmont acquired a bank that year. This Georgian Revival brick building (120 Main St) stands at the northeast corner of Main and Maple. It is characteristic of banks built in small communities where a payroll was regularly disbursed. Its handsomely executed, classically American decorative scheme inside and out suggested a tradition of financial stability. A new knitting mill, the McNamee Mesh Knitting Company, manufacturers of cotton, linen, and worsted underwear, had opened in the former Ferguson & Coleman Planing Mill. The Midland Mill on Prospect Street remained in operation. New Queen Anne houses faced the upper end of Maple Avenue, and the wood-frame Sacred Heart Roman Catholic church had been rebuilt in brick in 1902. Ames (labeled Garden Street) and Ham streets were laid out; Garden Street was shown in dashed lines. Although Columbia Street was not yet mapped, the houses there indicate that it was open, but possibly not adopted by the village. The present village plan was now essentially complete, and its streets developed to a density still familiar more than a century later.

The 1910 census recorded a population of 1,813 in Philmont—a decline of more than five percent from 1900. By 1912, the Aken mills had gone out of business, and P.M. Harder & Sons' High Rock Mills took over the Aken buildings as well as the earlier Summit buildings Aken bought in 1902. High Rock's new four-story brick mill, the No. 2, designed by the nationally known engineering firm Lockwood Greene & Co., faced Main Street and backed up onto the site first occupied by the Philip & Akin mill, later Clark's woolen mill, and still later by the first High Rock mill built in 1875. The former "lower mills," or the Aken Nos. 1 and 2, were renamed the Mill No. 5 storehouse.<sup>112</sup> The former Summit mill was also used as a storehouse. In 1912, High Rock employed 870 and was the single largest employer in Columbia County. Philmont was now a company town.

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<sup>111</sup> Deeds, HH 176/179.

<sup>112</sup> Stott, 86 and 93.



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## Company Town, 1912–1945

The architectural record indicates a period of stability during the 1910s and early 1920s in Philmont. In 1921, the High Rock, as it was known, employed 750 hands and paid about half the taxes collected in the village.<sup>113</sup> By that time, too, they had offices in New York City and London. Frank B. Harder (1861–1941) was president, and his sons Lewis F. (1891–1964) and G.H. (1892–1964) were vice president and secretary/treasurer respectively.<sup>114</sup> The knitted shirts and drawers that had been the mainstay of Philmont’s hosiery industry for nearly half a century were far less popular than earlier and High Rock shifted its production to the growing knitted sportswear market.<sup>115</sup>

Three additional factories were also significant employers. In 1921, the Midland mill on Prospect Street employed seventy-five people and Columbia Mesh recorded a workforce sixty or seventy hands. Victory Lingerie, a new operation opened in the former Empire Hotel near the Harlem Railroad in 1919 to make “very fine shirtwaists and underwear,” employed another thirty or so.<sup>116</sup> Its brick building (164 Main St), built in the 1880s, had been used both as an opera house and as the Empire House hotel. The Columbine Dress Company operated out of it when the survey for the 1931 Sanborn map series was completed.<sup>117</sup> By that year, Columbia Mesh had been shuttered.

Philmont’s population hovered between 1,850 and 1,950 during the first third of the twentieth century. Based on the architectural inventory and Sanborn fire insurance maps, the infrastructure mapped by 1912 changed little. Fewer than twenty houses were added to the established street plan in the ensuing two decades. A row of five bungalows was built on the west side of Prospect Street between Garden and Ham Streets. A few more bungalows were built overlooking the reservoir between the icehouses at the top of Ellsworth Street and Summit Street. Bungalows were popular, especially for modest dwellings designed for one household, and all three houses on Garden Street exemplify this pattern. A few new houses went up on Columbia and Eagle Streets at the east end of the village.

Finishes and Craftsman details popular for bungalows were used to update older houses too. Wood shingle siding and both open and glazed porches wide enough for sitting or sleeping were among the most common improvements. These broad porches may have been especially common in this period as they were thought to be therapeutic against the ubiquitous scourge of tuberculosis. Columbia County built its sanitarium just east of the Philmont boundary in this period, and its main building stands near the more recently built senior facility on Hillsdale Road (NY 117), also east of the boundary.

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<sup>113</sup> Stott, 86-7.

<sup>114</sup> Nichols, 5. Dates for the Harder family come from Frank Bradley Harder’s record in FindAGrave. He is buried in the Union Cemetery in Mellenville. (<https://www.findagrave.com/memorial/146250349/frank-bradley-harder>)

<sup>115</sup> Stott, 66.

<sup>116</sup> Stott, 86-7, provides employment figures for the first three. Nichols, 2 provides the information for Victory Lingerie.

<sup>117</sup> The Harlem line. (<http://www.iritetheharlemline.com/2013/03/28/remembering-the-upper-harlem-division-part-3/>; retrieved 26 June 2020. The website features photographs of the building at different times in its history.

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Several factors probably combined to continue eroding the profitability of Philmont's knitting mills in the 1930s. Economic depression brought on by the stock market crash in November 1929 surely inhibited investment. When the first factories were built, mills used waterpower. Mills on the Chatham Fault in Columbia and Rensselaer counties found it increasingly hard to match the productivity of mills operated with steam and gasoline in places at lower elevations. In the late 1800s, an established and prodigious waterpower could still overcome distance, especially for a village located on a railroad. In that period, several mills augmented their waterpower, hedging against declining margins. As rail routes began constricting with the expansion of gasoline-powered trucking, distance further eroded Philmont's ability to compete. Even reorienting production could not close the gap.

Not only was rail freight decreasing; so was passenger ridership. People were also buying automobiles rather than taking trains. As early as 1912, a small auto service garage was in the outbuildings behind the house at 105 Main Street. By 1931, this was enlarged and there were long single-story garages extending behind 101 Main St (now the Philmont Free Library) labeled as auto garages. The barrel-vaulted building at the northwest corner of Main and Eagle Streets that had been used for several purposes over the years provided auto storage. By 1945, there was an auto repair shop at the northwest corner of Main and Block Streets. At least some of these buildings must have offered gasoline for sale, but maps show that Philmont did not yet have a dedicated filling station. Nevertheless, the rail station in Mellenville closed in 1936. The Harlem Railroad's Philmont station continued active for nearly three decades after World War II, but service grew infrequent.

In 1935, High Rock auctioned off the houses the corporation owned. Most were bought by current tenants.<sup>118</sup> In September 1938, a hurricane brought heavy rains that overflowed the north bank of the reservoir. Water rushed down Ark Street to Main Street and then washed over Maple Avenue and Prospect Street. Lewis Harder applied for a Reconstruction Finance Loan but was denied.<sup>119</sup> In March 1939, the Harders lost the High Rock mill.<sup>120</sup> By 1940, Philmont's population had dropped to 1,679. Village residents were still neither very old nor very young, and despite the lingering economic depression, most men and heads of household were employed. The census recorded in the latter half of April shows that smaller knitting mills and the lingerie factory were the largest employers. There were quite a few small service businesses such as auto repair, electricians, and house painters. Some women worked as stenographers. Others ran stores selling foodstuffs. Tenancy remained high, probably as many as two-thirds of households rented. An obvious majority stated they had lived in the "same place" in 1935.

The last series of Sanborn fire insurance maps of Philmont was prepared in 1945. Although fourteen years had elapsed since the previous series prepared in 1931, village infrastructure remained similar and not unlike 1912. Most people lived in wood-frame houses built before 1900 on streets laid out no later than that date. Those factories still running operated in buildings mostly built before the turn of the century. It is unclear whether the large reservoir above High Falls, still an important feature of the present-day landscape, still powered any of the

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<sup>118</sup> Stott, 87.

<sup>119</sup> Nichols, 6.

<sup>120</sup> Stott, 87.

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High Rock operations. No above-ground evidence of the power canal was delineated, although the small reservoir north of Main Street dug by Nelson P. Aken in the early 1870s to maintain flow into his lower mills, was still shown. The other small intermediate reservoir at the corner of Main and Elm Streets, where a bandstand was placed in the early 1900s, had been drained although the bandstand once on an island in the middle still stood there.

## Post-War Years, 1945–1970

Small manufacturing villages in remote rural regions like Philmont were increasingly limited economically by their scale and transportation opportunities in the post-war years. Wartime demand had exploded the scale of production in many industries, clothing among them. The urgency of that demand had benefitted factories on trunk routes served by improved highways over those on slower train routes with reduced schedules like the Harlem Railroad.

During the late 1940s, new aesthetics and expectations rapidly changed the habits and expectations of many Americans. New building materials fostered Mid-Century Modern designs influenced by Moderne and Deco ideas popularized between the wars. Automobile ownership and new machines were part of a suburban paradigm that flooded advertising in traditional and new media. The optimism of these ideas and products influenced decisions almost everywhere. For places like Philmont, where the declining population indicated a related and persistent economic decline, these new trends offered hope for improved education, government, and living conditions.

More than ever, New York State emphasized centralizing education to increase high school enrollment and prepare students for work in the post-war economy. In rural areas of the state, centralization promised improvement in the quality and variety of offerings to students. A new Ockawamick school district encompassing fifteen common school districts in the towns of Claverack, Ghent, Hillsdale, Austerlitz, and Taghanic was drawn in 1946.<sup>121</sup> The new Ockawamick Central School was a single-story, flat-roof, brick building with a gymnasium section projecting above the main block. Its pared down and flattened rectilinear design illustrates the widespread influence of the minimalist aesthetic of the International Style. Like other common postwar central schools, it was built on open land outside the village. Students were bused or driven to school rather than walking. For many rural communities, this had the unforeseen effect of reducing the number of people who visited established Main Street commercial districts. The school was dedicated in August 1952.<sup>122</sup> A year later, Susquehanna Mills, gave up operations in the old High Rock factory buildings and left Philmont.<sup>123</sup> By 1960, Philmont had lost another forty residents.

<sup>121</sup> "Taconic Hills Central School District." ([https://en.wikipedia.org/wiki/Taconic\\_Hills\\_Central\\_School\\_District](https://en.wikipedia.org/wiki/Taconic_Hills_Central_School_District); retrieved 26 June 2020)

<sup>122</sup> Dedication program. (Philmont, New York: Philmont Free Library history collection).

<sup>123</sup> Nichols, 6.

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In 1962, the village bonded itself for \$61,000 to build a new village hall.<sup>124</sup> It was constructed on the site of the 400-seat Strand Theatre built in 1916 located two doors east of the bank.<sup>125</sup> Replacing the theater emphasized that fewer people turned to Main Street entertainment. The deep lot offered space one story below grade for a new garage for the fire department so the old firehouse across Main Street was demolished. The four bays of the new garage still open westward and are accessed from Maple Avenue behind the bank. The little brick telephone repeater building constructed in 1945 stands on the north side of the entrance drive. Like the Ockawamick Central School building, the brick veneer village hall *cum* court building exhibits the influence of the International Style in its unarticulated surfaces and low-slung, strongly rectilinear lines.

Beyond the telephone building on Maple Avenue, a two-story building was remodeled as a post office to replace the one on Elm Street. The Elm Street lot was incorporated into a larger parcel facing Main Street where a brick veneer supermarket was built. This one-story building predates the proliferation of grocery brands and so seems small by present standards, but when built it surely felt spacious and modern in comparison to early stores on Main Street. Also, unlike earlier stores on Main Street in Philmont, this one offered off-street parking behind. In the same era, the house at the southwest corner of Main and Summit Streets was replaced with a gas station and service garage. Like the grocery store, this one-story masonry building is small by modern standards; it is now a restaurant.

One more prominent building in Philmont exhibits International-style influence. The new parish hall built behind Sacred Heart Roman Catholic on the site of the former tenement known as "The Ark," opened in 1969.<sup>126</sup> This large building incorporates classrooms and meeting areas. It stands on a banked foundation south of the church, uphill from Main Street. Curving poured concrete steps ascend to its north-facing gable-facade, which features planar brick piers and large windows.

The comparatively small number of buildings replaced in the commercial district in this period indicates that factors that had already reduced Philmont's ability to compete in the national market continued to erode its local economy. In Columbia County as a whole, agriculture now formed the largest share of the economy, and the population was falling steadily as many younger people moved to larger population centers for different opportunities. In 1963, the last of the out-of-town firms to use the old High Rock buildings ceased operations in Philmont.<sup>127</sup> The 1970 census recorded the loss of nearly another 80 residents in the village. Now, 1,674 people called Philmont home.

While a declining population might indicate a contraction in new house construction, Philmont's residential inventory increased in the postwar period in a pattern common to many rural villages along formerly industrial corridors. Cultural and economic factors encouraged this trend in places where young men returned to families and communities in the postwar period. They expected to work farther afield and anticipated a higher standard

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<sup>124</sup> Nichols, 6.

<sup>125</sup> The Strand was first mapped by Sanborn in 1931; Sally Baker of Philmont Beautification, Inc., provided the date for its construction.

<sup>126</sup> Nichols, 9.

<sup>127</sup> Stott, 87.

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of living that included an automobile, whilst marrying and raising families where they'd grown up. For some, that increased standard of living included owning a new house on a lot that embodied postwar aesthetics and was designed for a nuclear rather than an extended family. At the same time, boarding houses and residential hotels were increasingly stigmatized, and single-family houses were preferred over duplexes and apartments as a mark of economic competency. This preference remains embodied in today's property valuations.

Thus, a proportion of accommodation in Philmont, where many had lived in a variety of shared settings for two or three generations, was now perceived as substandard. The upper stories of Main Street buildings and hotels were closed or turned into apartments for those unable to afford a free-standing house. Further, living in nuclear rather than extended family settings was perceived as the norm. Like many Americans, Philmont built new houses designed for such living. Ideally, postwar single-family houses stood on wide house lots that reversed the proportions of the narrow, deep lots typical of village development into the 1910s and 1920s. This allowed the house to present a broad façade to the street and afforded space for a garage next to or attached to a late-period one-and-a-half-story "Cape" or more low-slung one-story ranch house. The broader facade, the garage, and an expanse of lawn spanning the street frontage all signaled success.

In Philmont, rather than demolishing older houses that lined its residential streets, new lots were platted on existing peripheral street frontages, especially on agricultural land at the south end of Summit Street and on woodland at the north ends of Maple, Eagle, and Columbia streets. Sidewalks are limited in these areas, indicating an expectation that people would come and go by car rather than on foot. (From the village standpoint, this reduced the cost of maintaining sidewalks.) Most of the houses are modest in scale and represent the expectations of some of Philmont's middle-class residents in the post-war era.

## Recent History, 1970–present

Although its population and economy continued diminishing as Philmont entered the last quarter of the twentieth century, it retained much of its historic industrial infrastructure. This included the main reservoir above High Falls, one of its multi-story brick daylight mills and a few ancillary structures, the wood-frame section of the Aken mill at the western end of the canal, and the former Midland Mill on the west side of Prospect Street. Its transportation infrastructure fared less well. In 1972, Penn Central, which held the trackage rights of New York & Harlem Railroad *via* a series of previous New York Central actions, closed the Northern Division citing declining revenues.<sup>128</sup> Freight now relied entirely on a highway system developed long before the invention of the combustion engine.

Under these circumstances, industrial, transportation, and service infrastructure in Philmont suffered. In 1977, the large High Rock No. 4 mill and the older mill building farther north on the Philip & Akin site were destroyed in a spectacular blaze. When the site was cleared, it opened a three-acre gap on the north side of

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<sup>128</sup> The New York Central Railroad absorbed many smaller railroad corporations throughout its long existence. By the 1950s, like its primary competitor for custom in the northeastern United States, the Pennsylvania Railroad, New York Central was struggling. The rivals merged with a third company, the New York, New Haven and Hartford in 1968 as the Penn Central Transportation Company. While the merger dictated the preservation of some routes, others appear to have been viewed as dispensable for varied reasons. The Northern Division appears to have been in the latter category.

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Main Street encompassing the half block running east from Rock Street and extending to the back lines of house lots on Church Street. This street frontage now hosts two chain outlets: a Family Dollar and a Cumberland Farms. Both feature the large, unbuffered parking lots opening directly onto the highway that characterize suburban strip development of the twenty-first century.

After the Ockawamick Central School opened in 1952, the brick union school farther east on the same side of Main Street was eventually demolished. Stewart's, a Capital District convenience store chain that grew out of a large dairy processing and distribution operation, opened an outlet on the site in the mid-1970s or 1980s. It features the company's preferred architectural iconography of the time: a brick veneer store fronted by large display windows and capped by a deep, shingled pent roof. Unlike most such outlets, the building is turned 45 degrees to the highway, probably because the lot is narrow, and this offered a better layout for a gas pump island and parking. Stewart's pulled out of Philmont in the early 2000s, leaving the building vacant.

Of the four churches built in Philmont during the historic period, the Methodist and the Episcopal still hold services. The Reformed chapel stood on Church Street until it burned in 2017. Its bell, set on a concrete plinth, marks the open site. The Catholic diocese sold Sacred Heart and its adjacent brick rectory. Private citizens now own both buildings.

At the east end of Philmont, a transportation company (165 Main St) housed in steel-sided buildings that include an office and several garage bays occupies the southwest corner of Main Street and Martindale Road (CR 11). This appears to have been an open parcel before this business developed here. The vintage gas pumps out front may indicate that there was a gas station and service garage here, a typical peripheral site for such businesses, by the 1970s.

Philmont's population has continued to drop through most of the recent (defined as the last 50 years) period. The recorded population fell from 1,674 in 1970 to 1,539 in 1980, and then rose to 1,623 in 1990. The downward trend continued in 2000 (1,480); in 2019, the U.S. Census Bureau estimated its population at 1,258. Philmont's existing housing stock, most of it constructed by 1920 when the population was half again as large as now (or if you prefer, 50% larger), serves most of its residents. Fewer than 30 houses have been built within the village boundary since ca. 1970. Individually built, mainly two-story, wood-frame houses with quasi-traditional designs face two cul-de-sacs platted off Summit Street. A few more examples continue residential development north on Highland and Columbia avenues and Eagle Street where manufactured housing – house trailers and “prefabs” – are the norm for new construction. While new houses are unusual within the historic district, evidence of recent renovation, often using non-traditional building materials, is visible in most neighborhoods. There are also a few examples of manufactured housing placed on existing house lots to augment accommodation.

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Philmont Historic District  
Name of Property

Columbia County, NY  
County and State

Spafford, Horatio Gates. *A gazetteer of the State of New-York: carefully written from original and authentic materials, arranged on a new plan, in three parts ....* Albany, New York: H.C. Southwick, 1813.

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[Ellis, Franklin]. *History of Columbia County, New York*. Philadelphia, Pennsylvania: Everts & Ensign, 1878.

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*Philmont Illustrated*. Jacquins & Rapp Publishers. Hudson, N.Y. undated (ca. 1900).

Philmont Union School. *Catalogue of the Philmont Union School at Philmont, Columbia County, New York, 1903-4*. (Philmont, N.Y., Philmont Sentinel Print, 1903.

Spencer, David J. *Knitting Technology. A comprehensive handbook and practical guide*. Third edition.

Stott, Peter M. *Looking for Work. Industrial Archeology in Columbia County, New York*. Kinderhook, New York: Columbia County Historical Society, 2007.

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): 23NR00082

**10. Geographical Data**

**Acreage of Property** 342.83 acres  
(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: 18N  
(enter coordinates to 6 decimal places)

- 1. Latitude: 42.255788 Longitude: -73.655112
- 2. Latitude: 42.257218 Longitude: -73.642849
- 3. Latitude: 42.253058 Longitude: -73.639218
- 4. Latitude: 42.238697 Longitude: -73.641860
- 5. Latitude: 42.239062 Longitude: -73.646807
- 6. Latitude: 42.248112 Longitude: -73.657310

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The NRHD boundary encompasses the portion of the Village of Philmont that was developed for industrial, commercial, civic, religious, and residential use during period of significance. It excludes parcels at the periphery of the corporation boundary that remain vacant or retain all, or mainly all, non-contributing buildings. The attached map delineates both the NRHD and village corporation boundaries.

Philmont Historic District  
Name of Property

Columbia County, NY  
County and State

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### 11. Form Prepared By

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name/title Jessie Ravage edited by Erin Czernecki, SHPO  
organization \_\_\_\_\_ date September 2023  
street & number 34 Delaware St telephone 607-435-3798  
city or town Cooperstown state NY zip code 13326  
e-mail \_\_\_\_\_

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### Additional Documentation

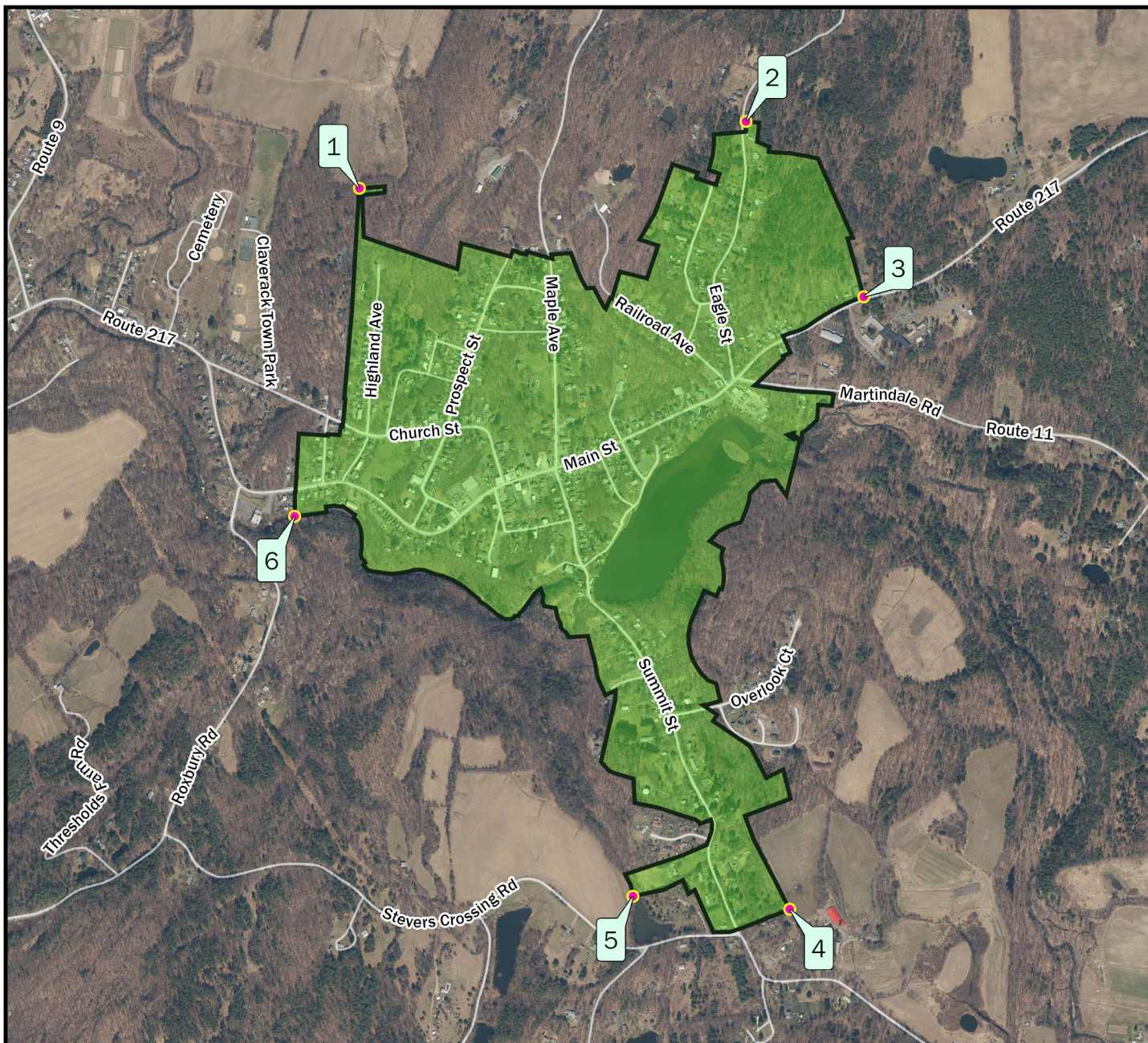
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Submit the following items with the completed form:

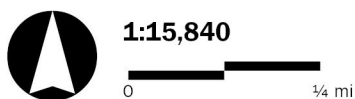
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Philmont Historic District**  
 Name of Property

**Columbia County, NY**  
 County and State



Point	Latitude	Longitude	Point	Latitude	Longitude	Point	Latitude	Longitude
1	42.255788	-73.655112	3	42.253058	-73.639218	5	42.239062	-73.646807
2	42.257218	-73.642849	4	42.238697	-73.641860	6	42.248112	-73.657310



 Nomination Boundary (342.83 ac)



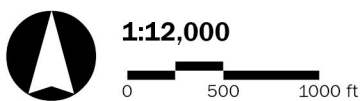
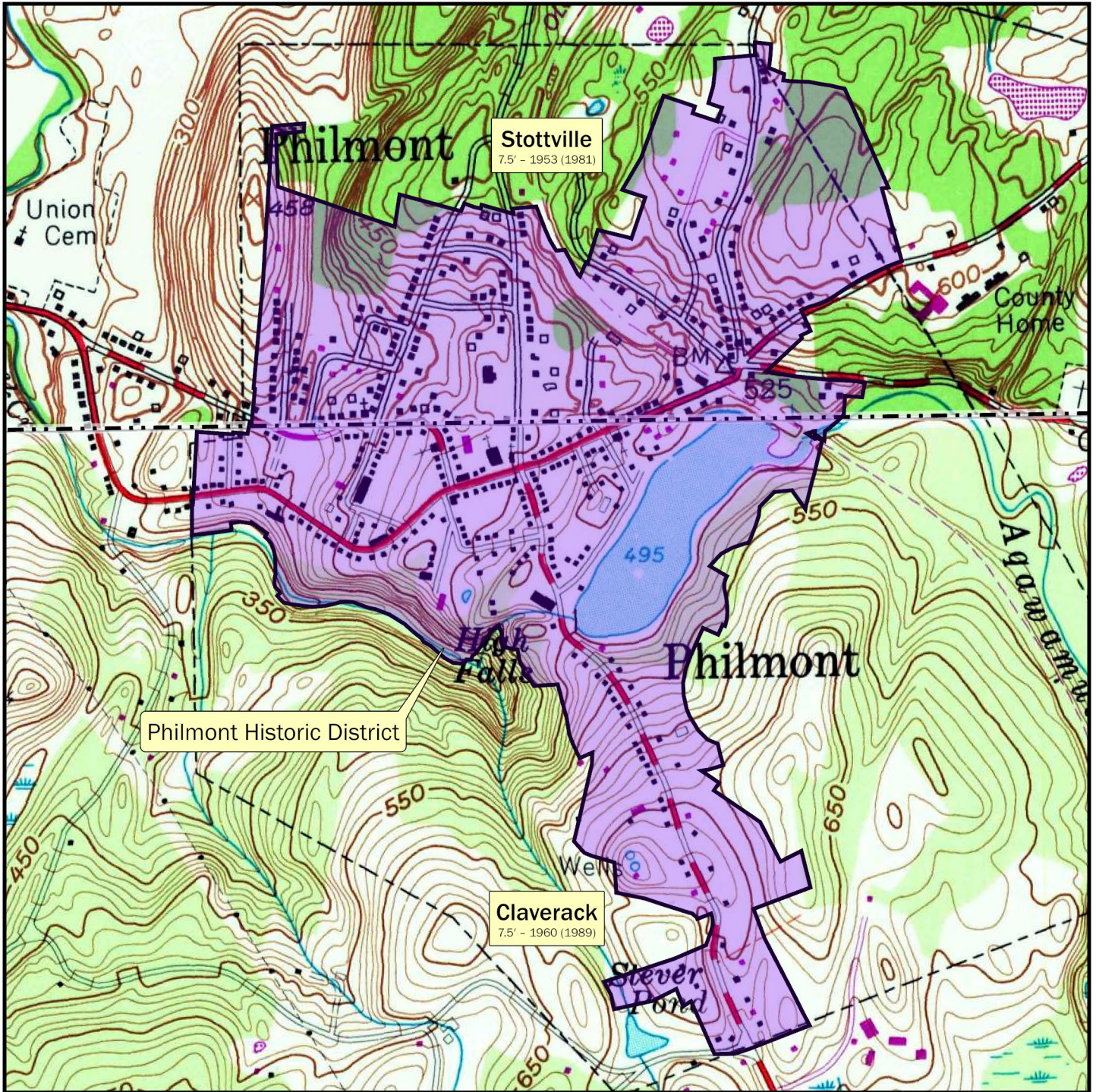
Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2021

Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State



 Philmont Historic District



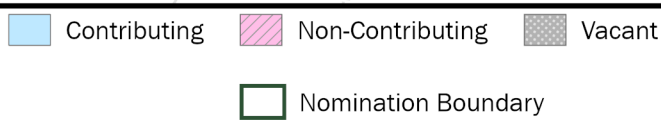
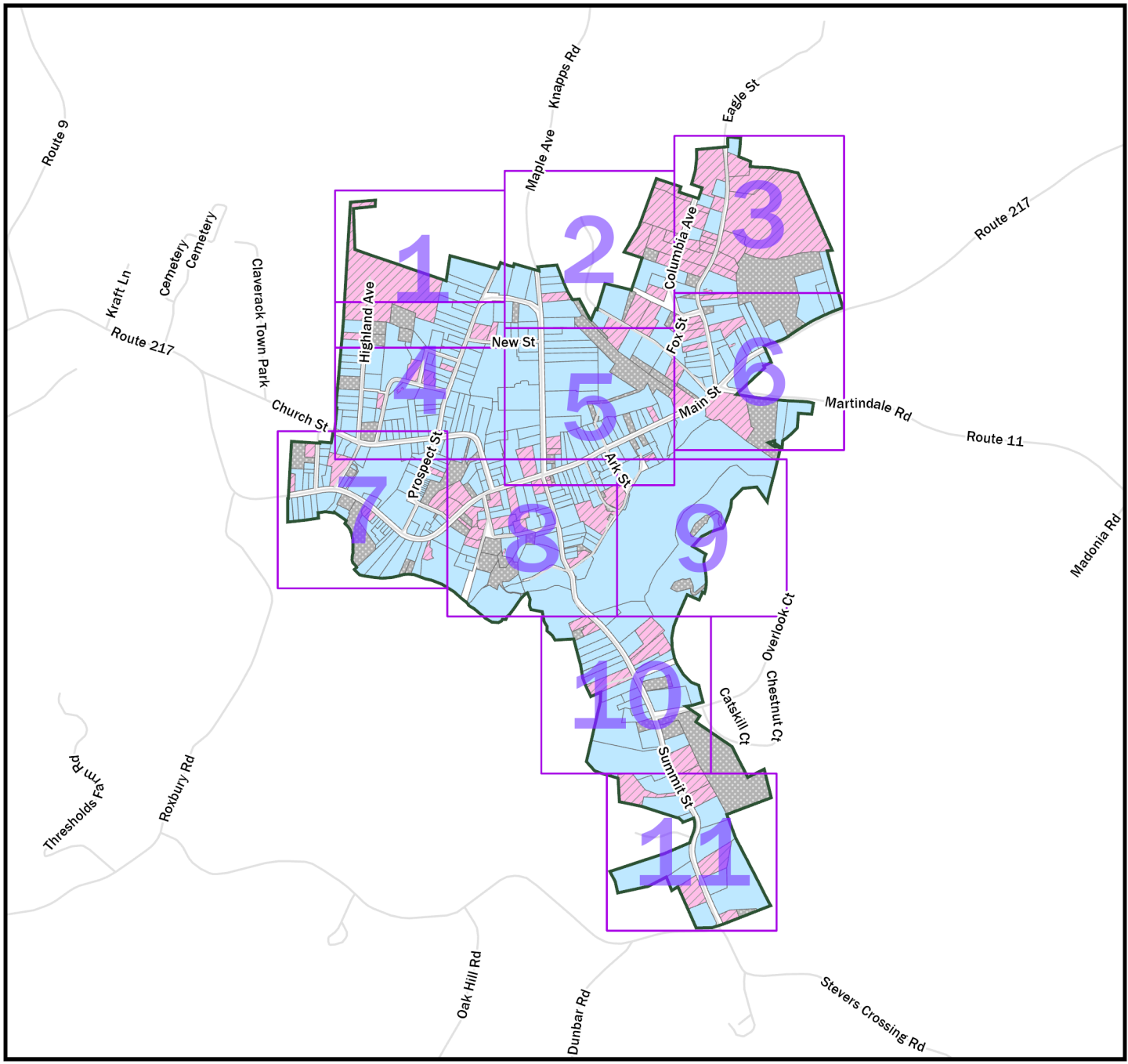
Projection: WGS 1984 UTM Zone 18N

Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

**Philmont Historic District**  
 Name of Property

**Columbia County, NY**  
 County and State

Parcel Status Map Key  
 See Resource List for details



Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

Mapped 12/14/2023 by Matthew W. Shepherd, NYSHPO

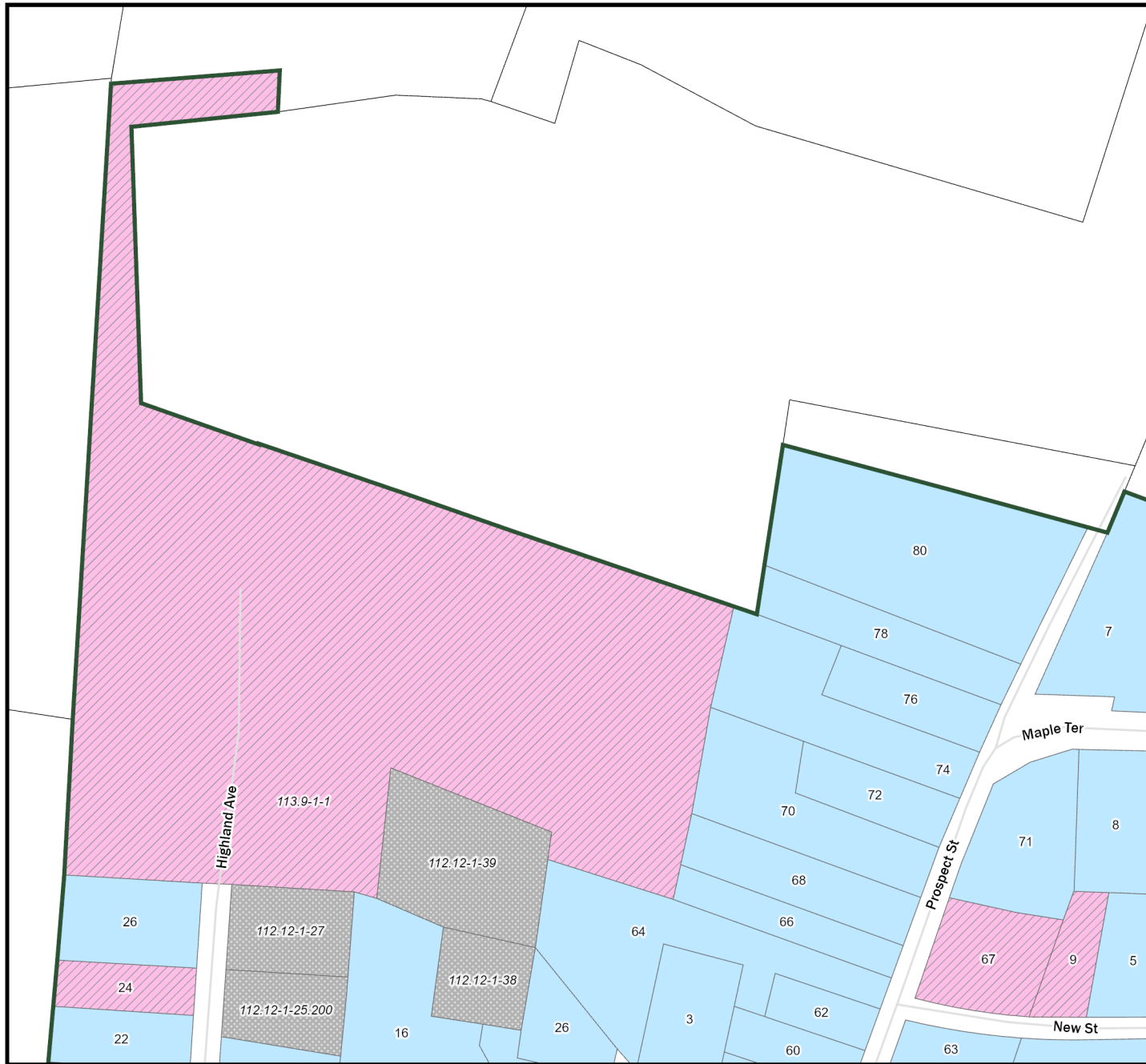
**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

Parcel Status Map 1 of 11

See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.

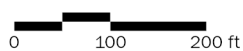


Contributing Non-Contributing Vacant

Nomination Boundary



1:2,400

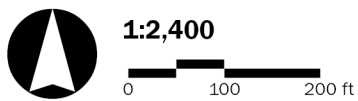
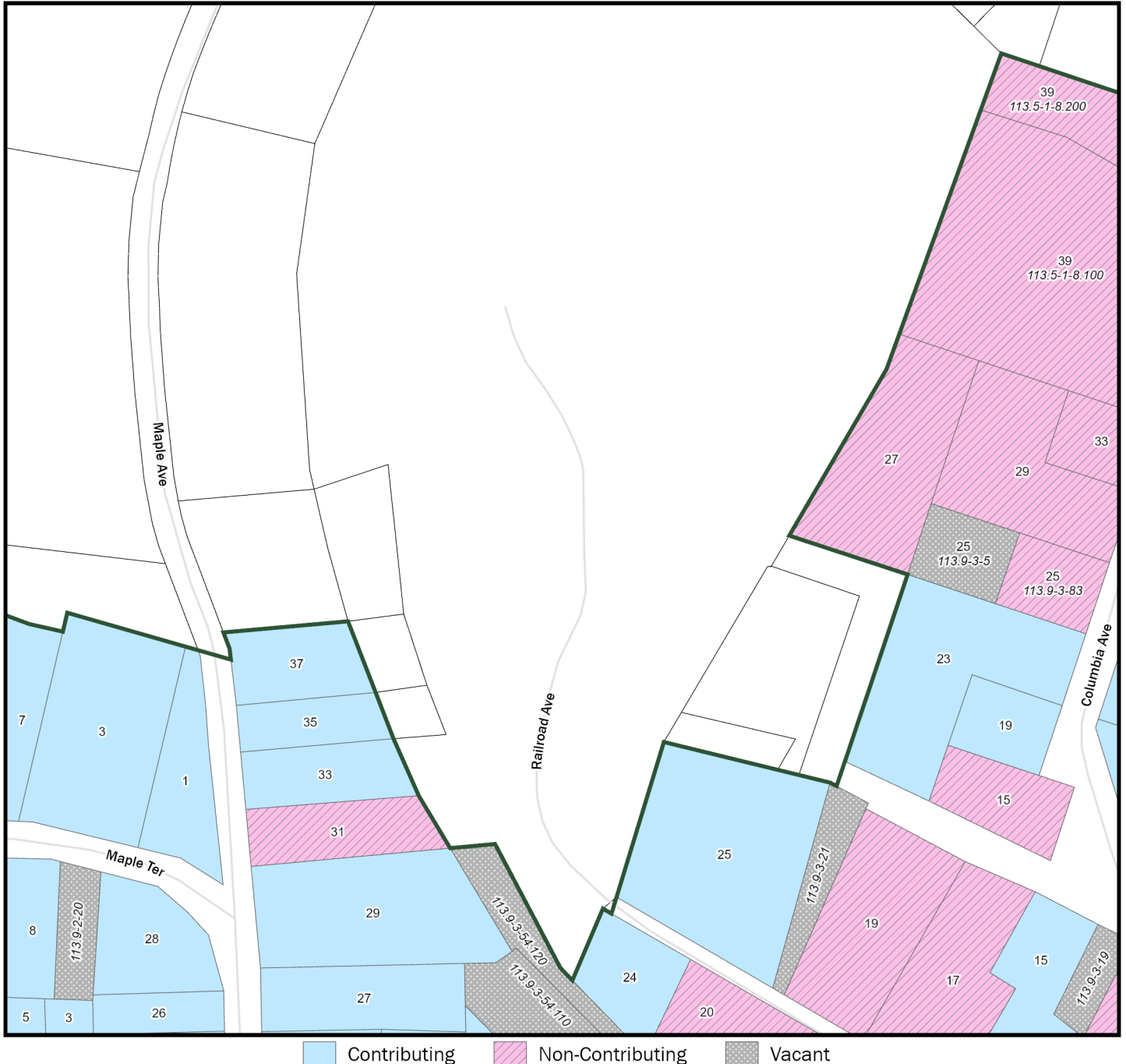


**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

Parcel Status Map 2 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



Nomination Boundary



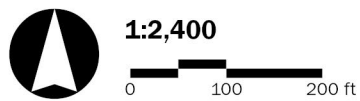
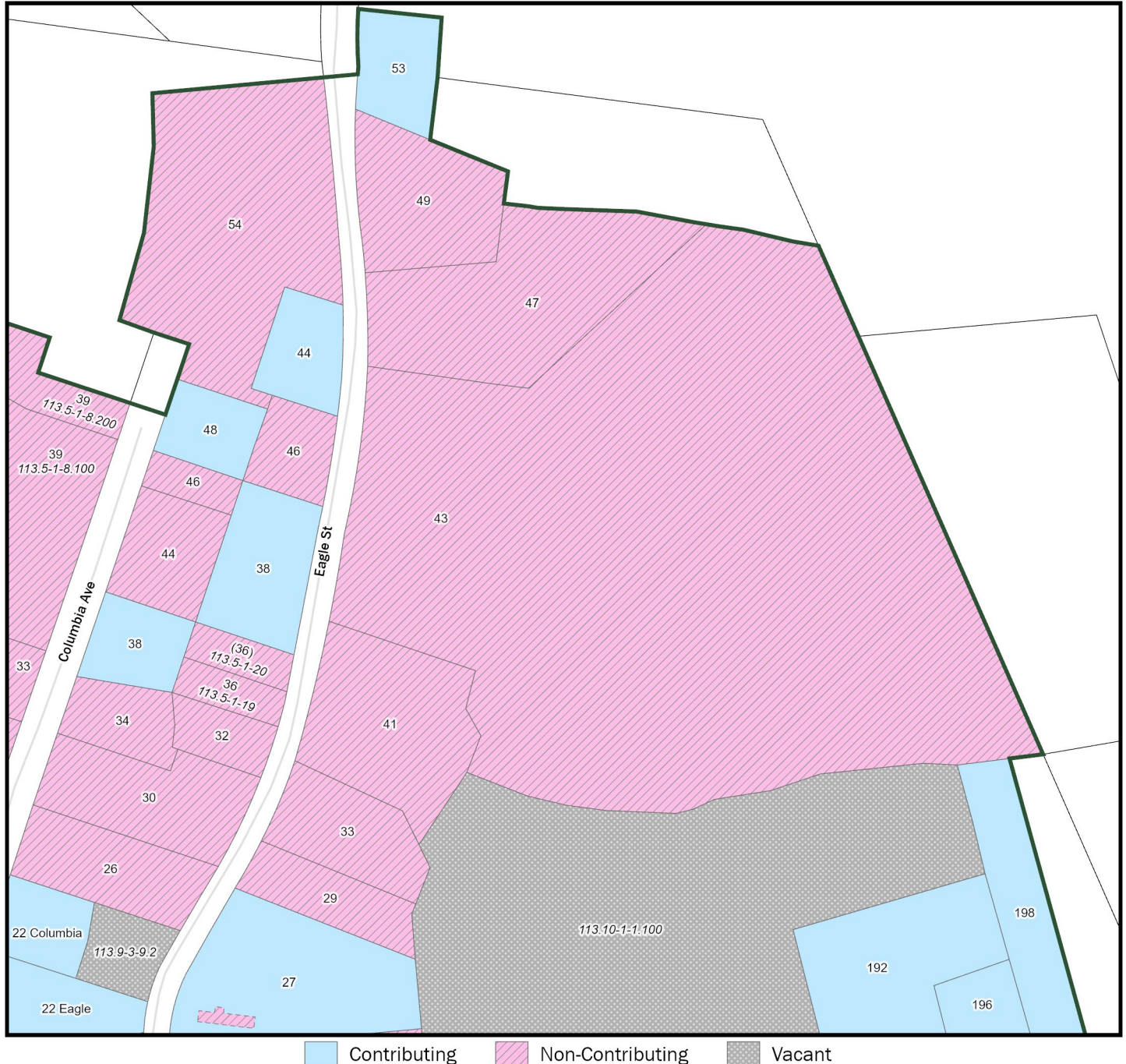


**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

Parcel Status Map 3 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



 Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

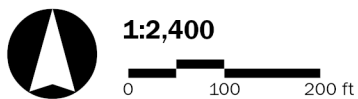
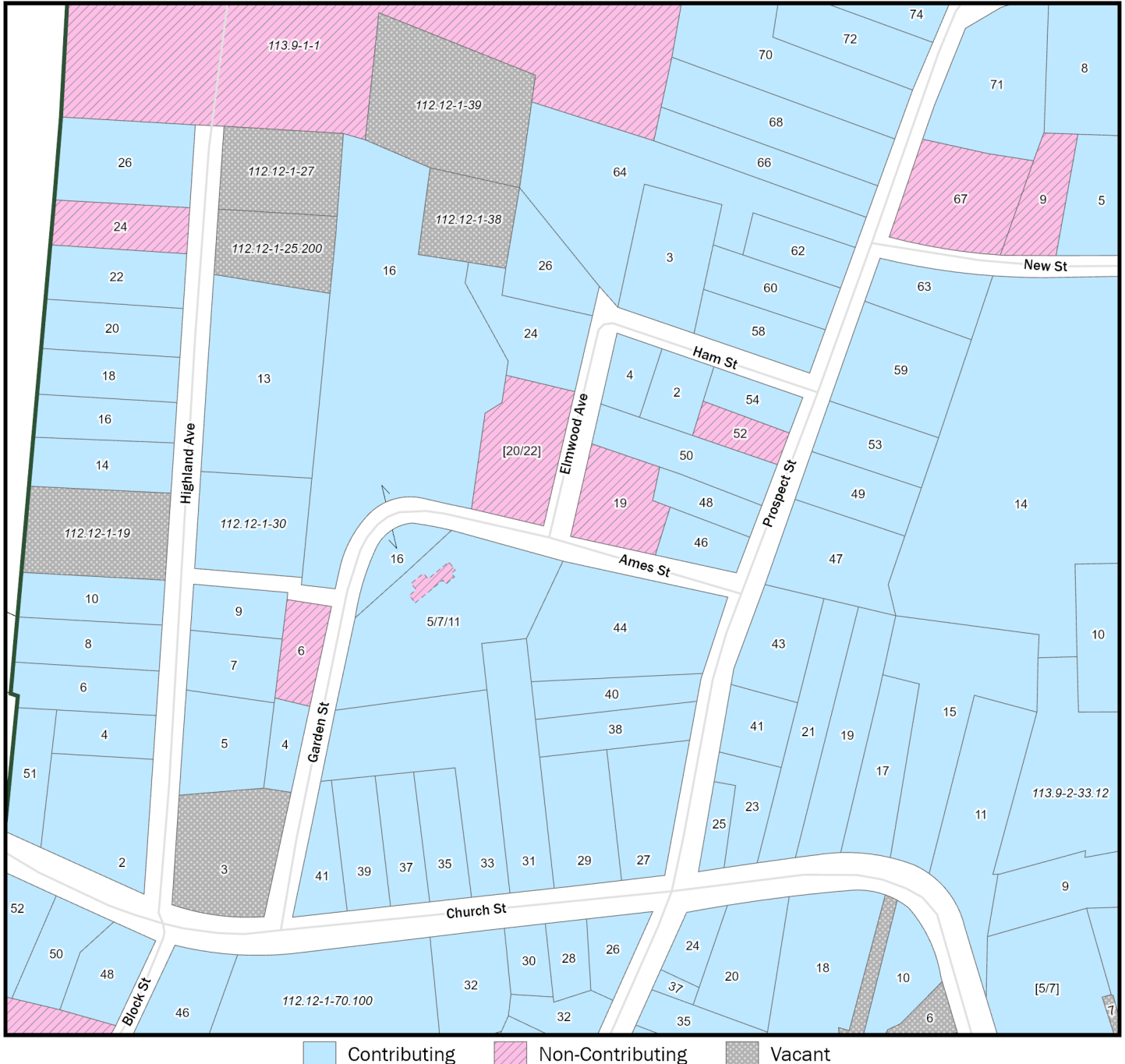
Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

Parcel Status Map 4 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

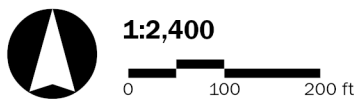
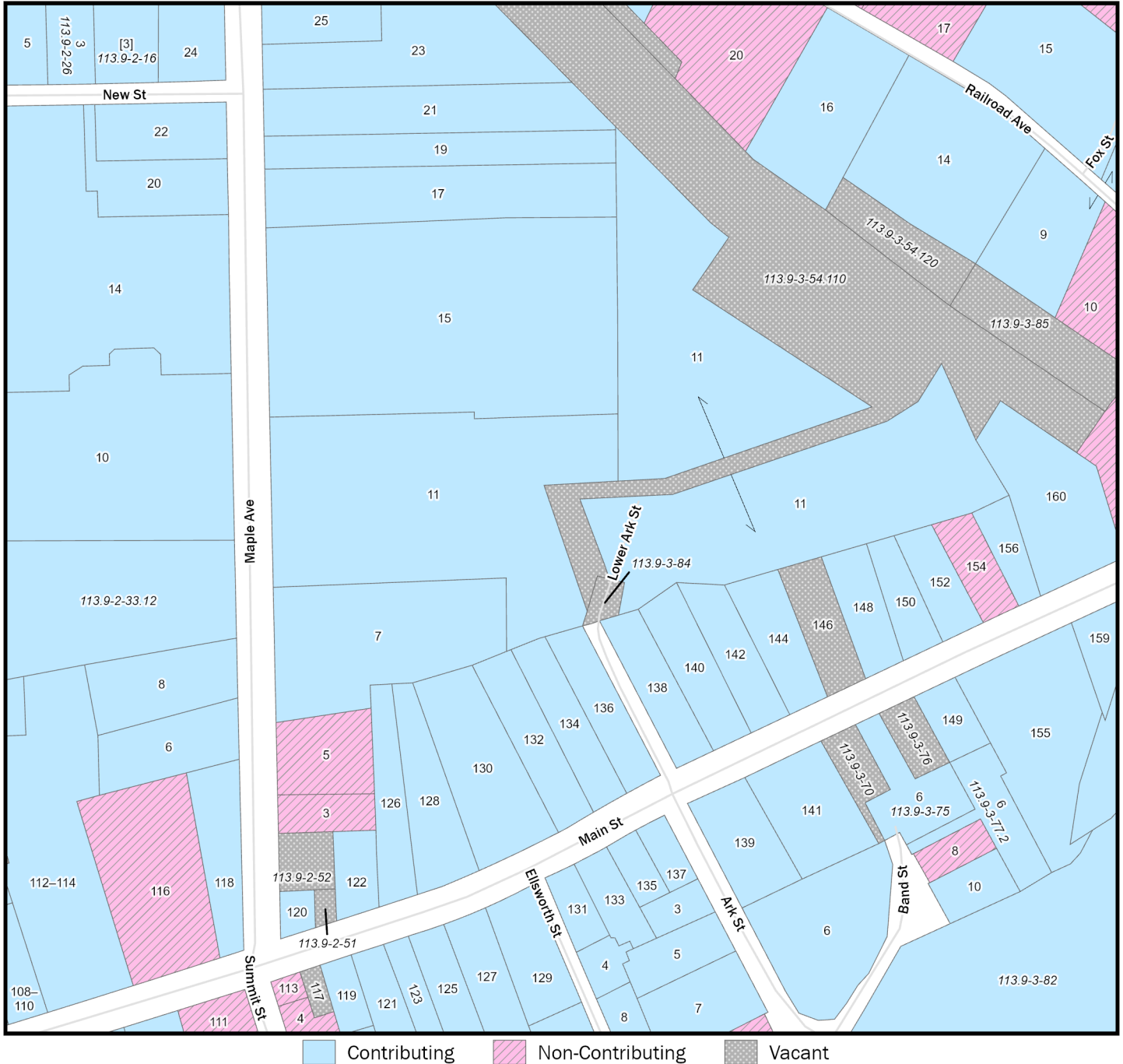
Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

Parcel Status Map 5 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

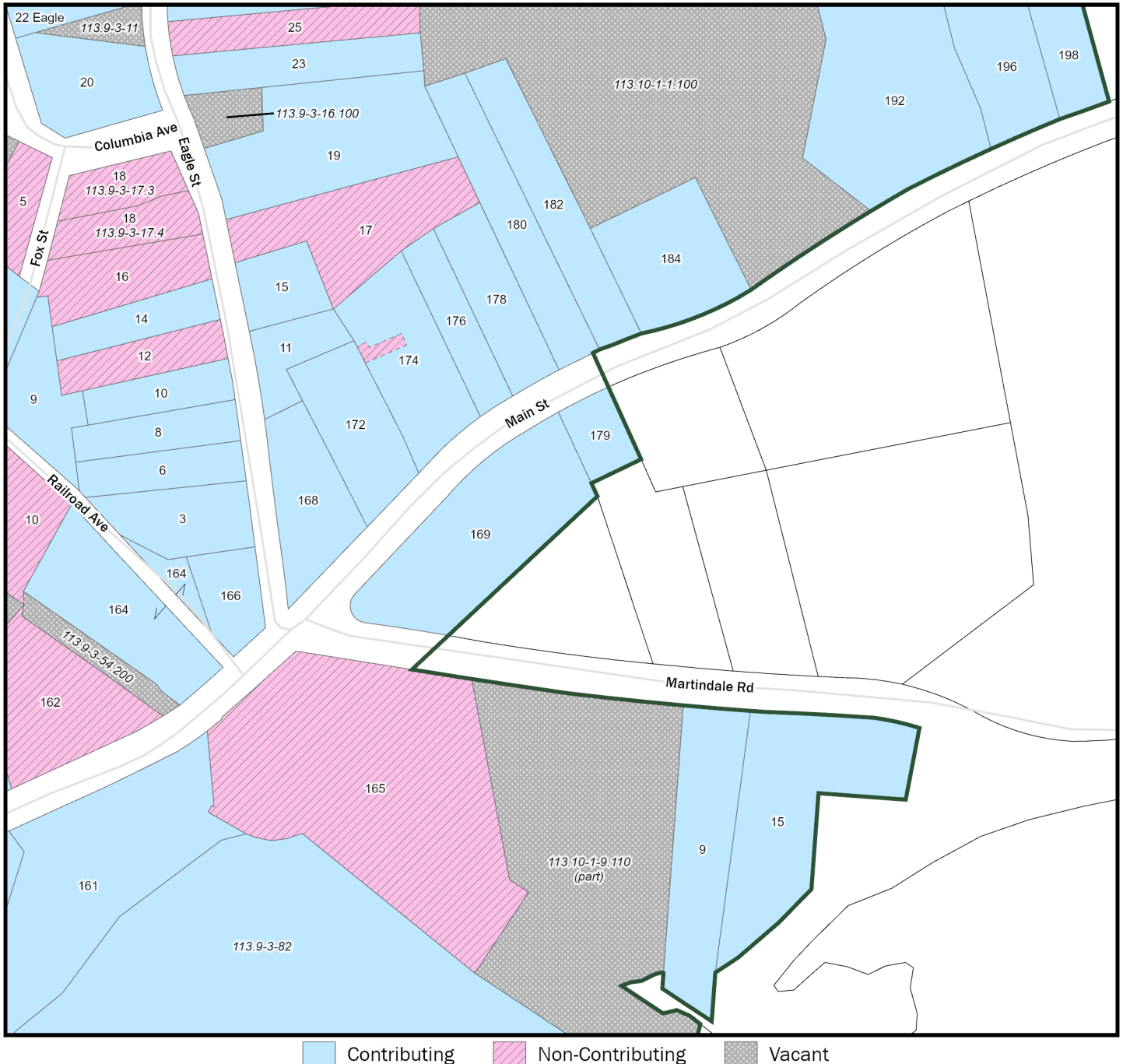
Mapped 12/14/2023 by Matthew W. Shepherd, NYSHPO

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

Parcel Status Map 6 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



Contributing Non-Contributing Vacant

Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

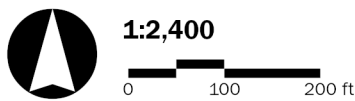
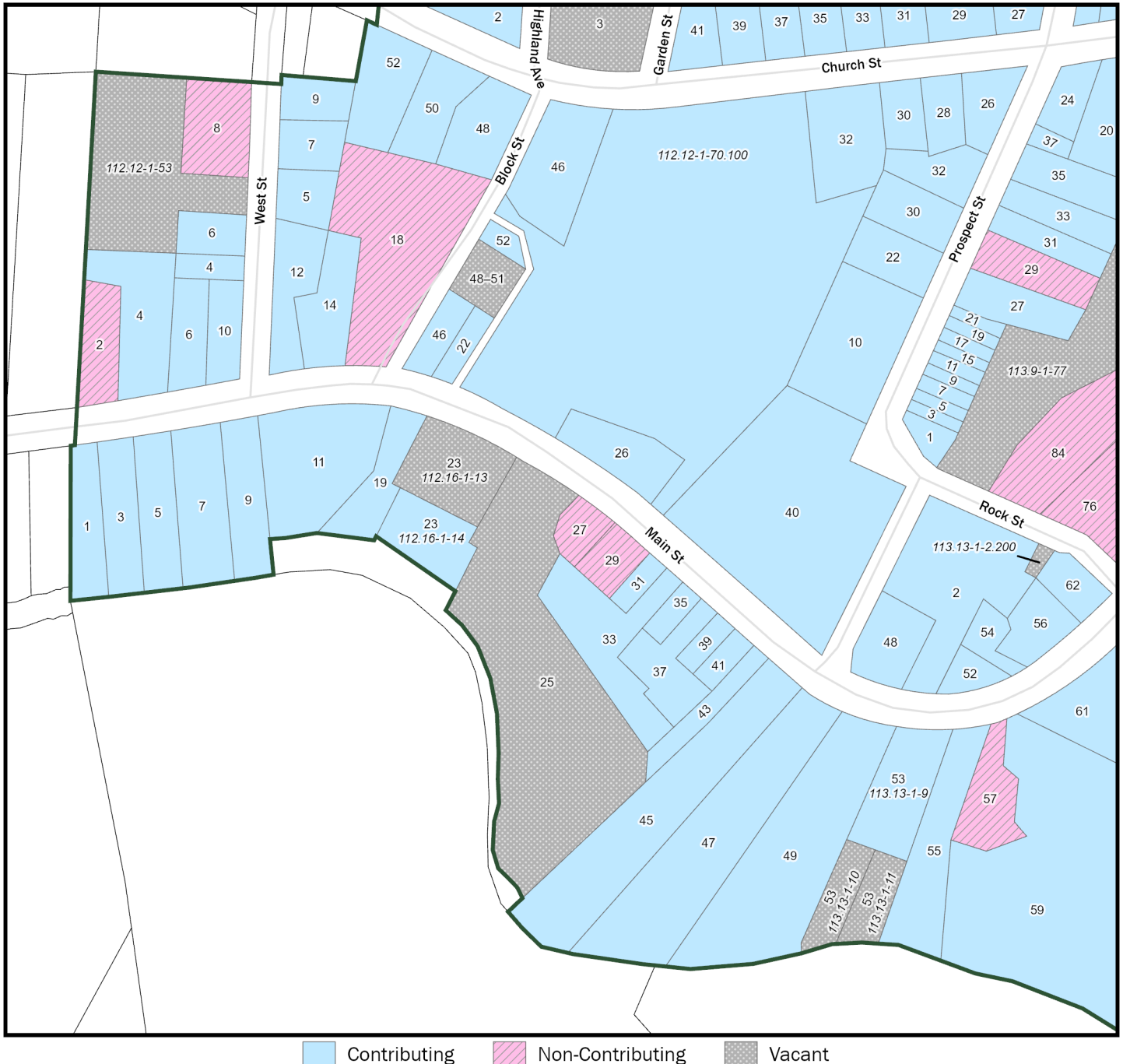
Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

Parcel Status Map 7 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



Contributing Non-Contributing Vacant

Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

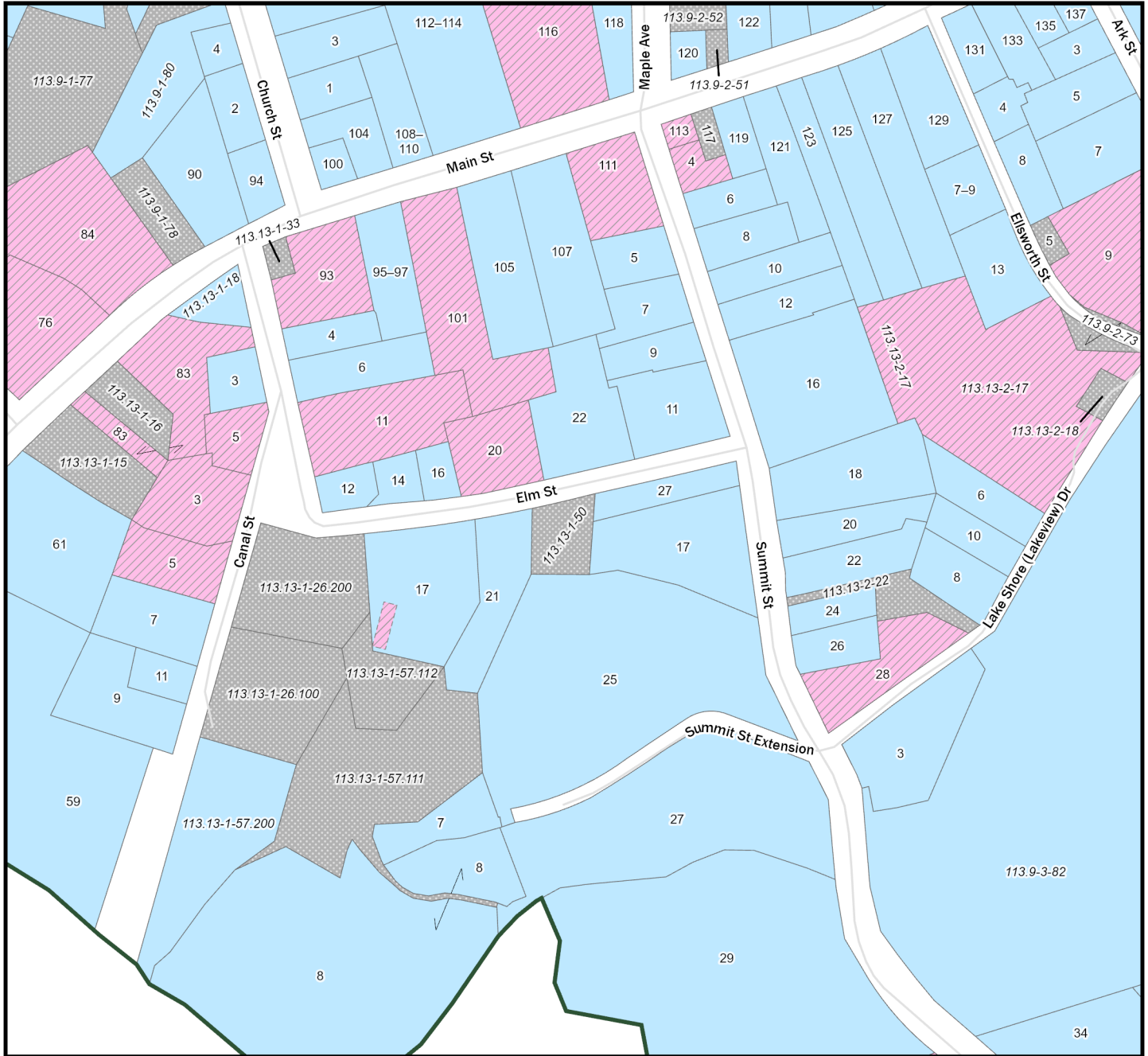
**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

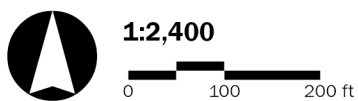
Parcel Status Map 8 of 11

See Resource List for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



Contributing Non-Contributing Vacant



Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

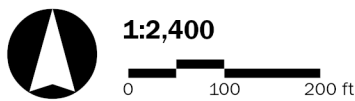
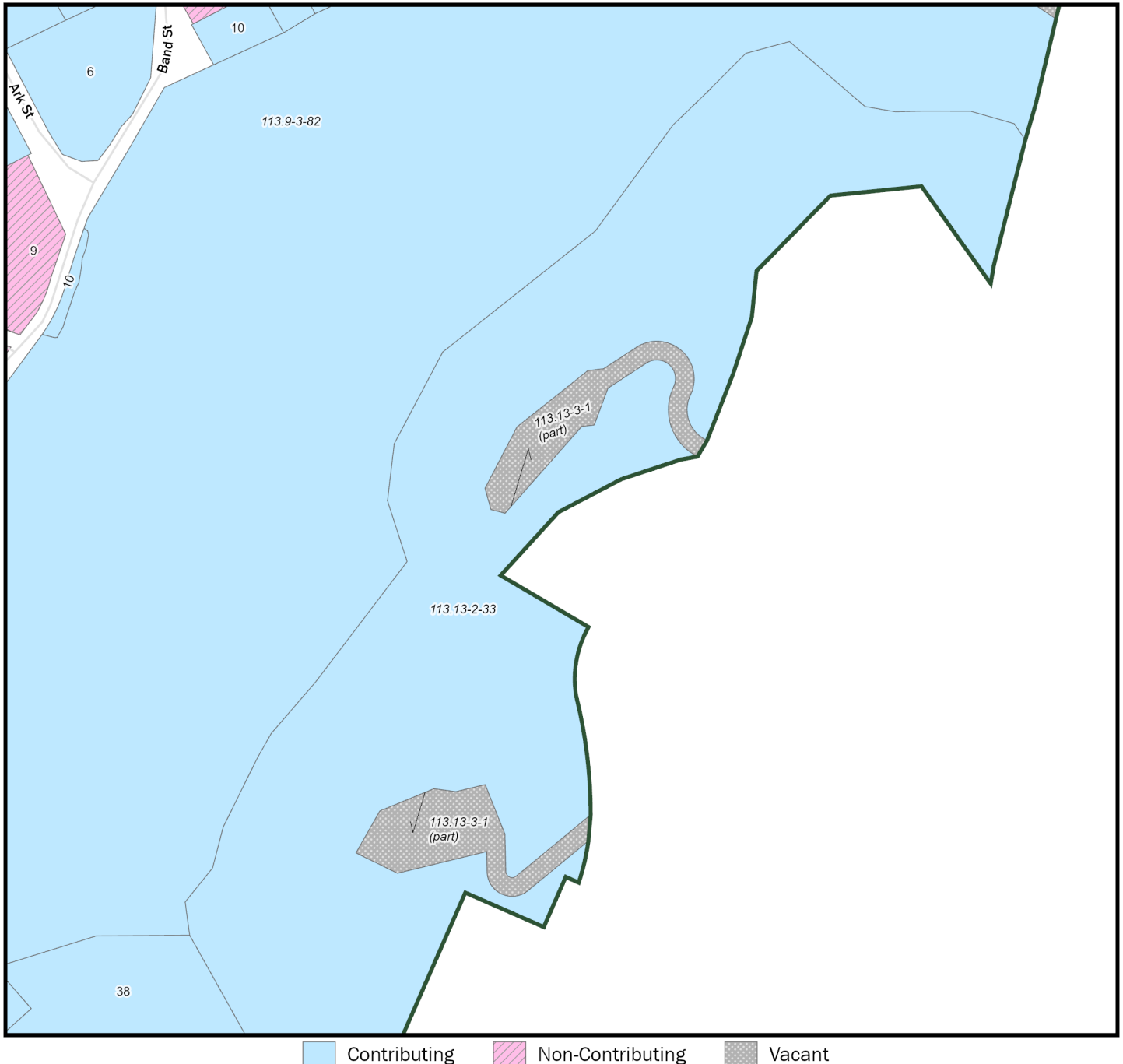
Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

Parcel Status Map 9 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



- Contributing
- Non-Contributing
- Vacant
- Nomination Boundary

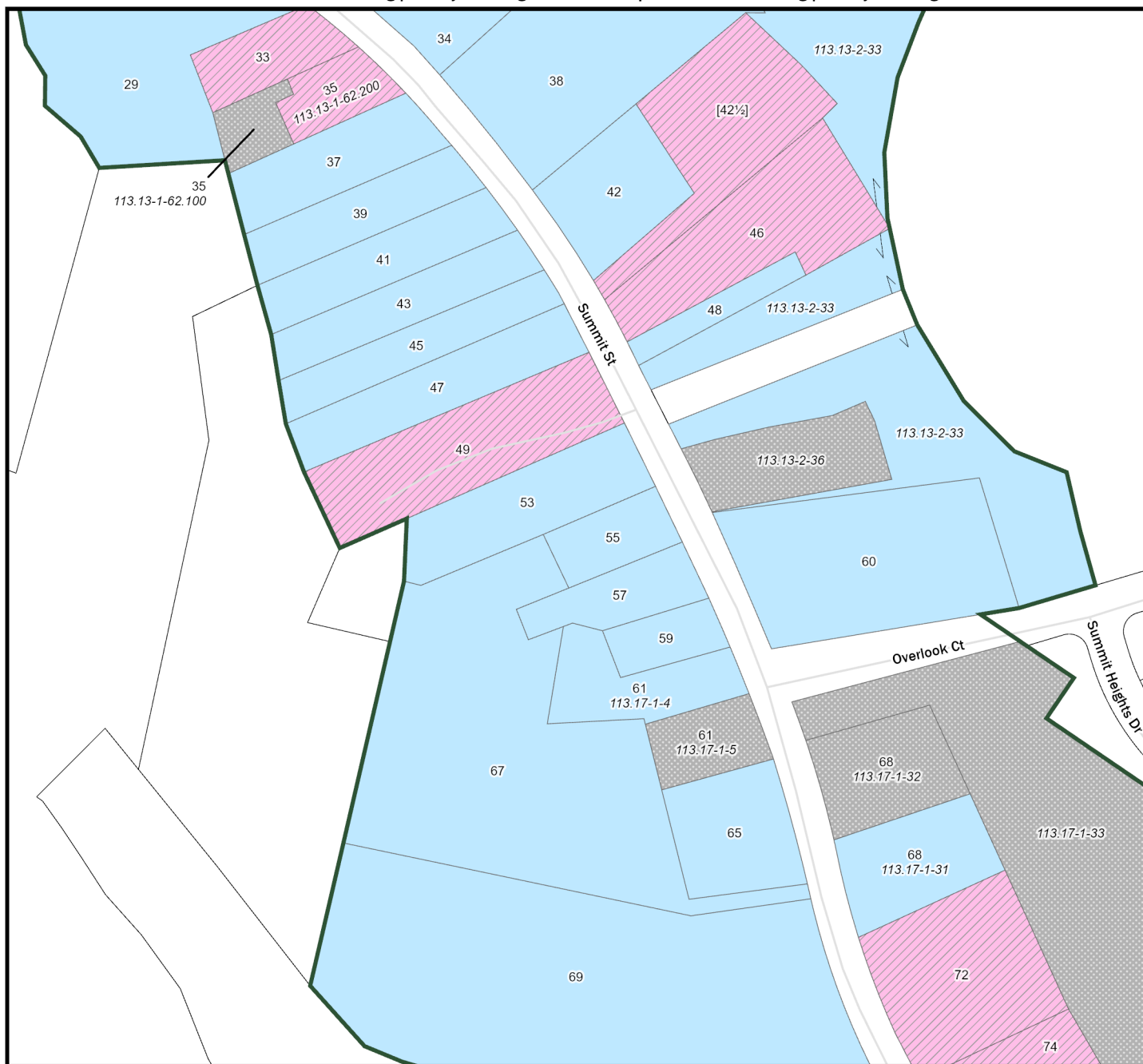


**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

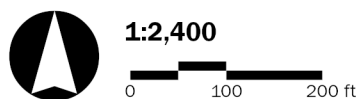
Parcel Status Map 10 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



Contributing Non-Contributing Vacant

Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

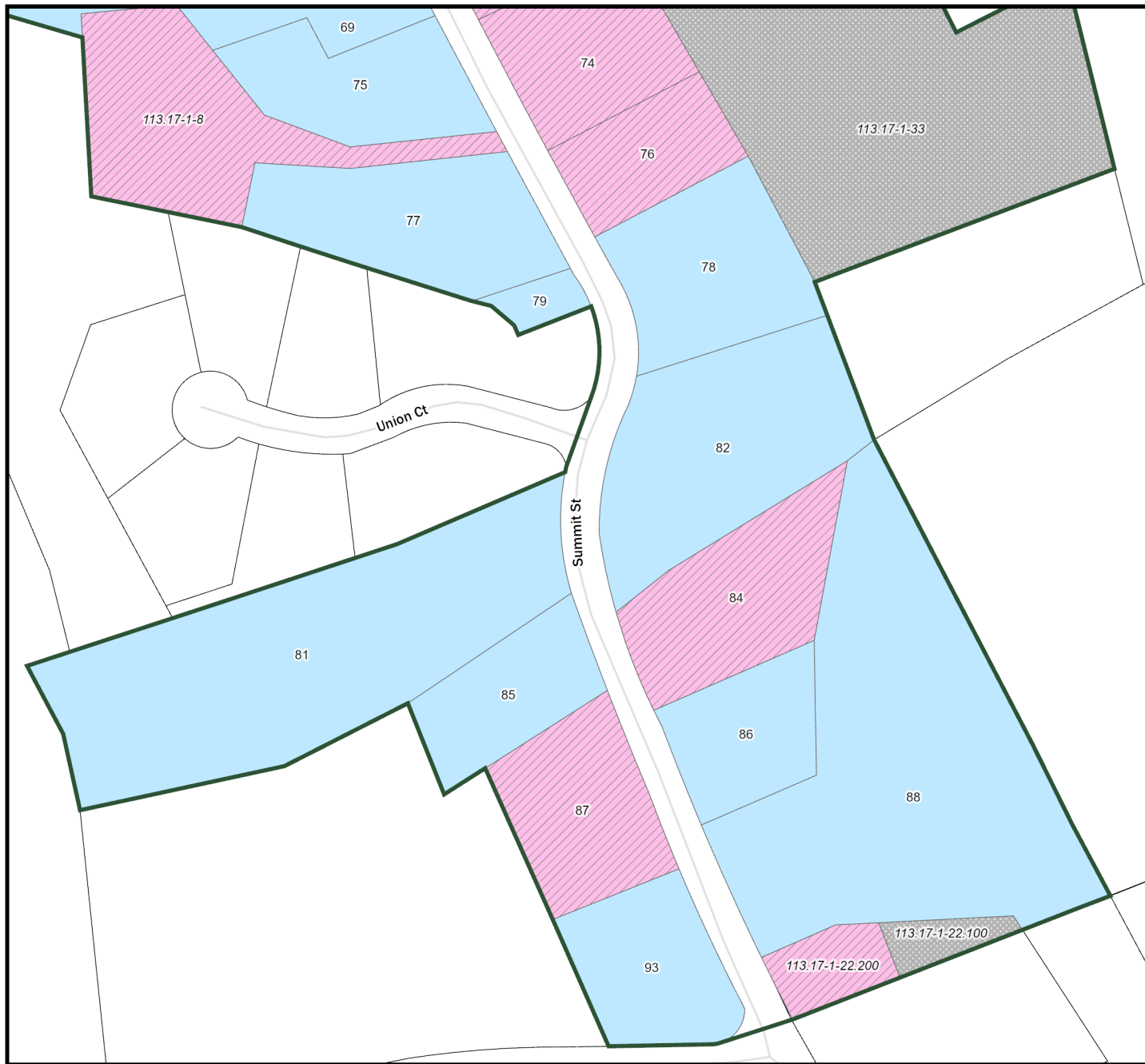


**Philmont Historic District**  
Name of Property

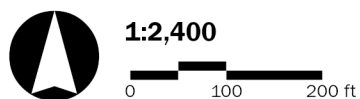
**Columbia County, NY**  
County and State

Parcel Status Map 11 of 11  
See *Resource List* for details

Dashed lines indicate non-contributing primary buildings on the same parcel as contributing primary buildings.



Contributing Non-Contributing Vacant



Nomination Boundary



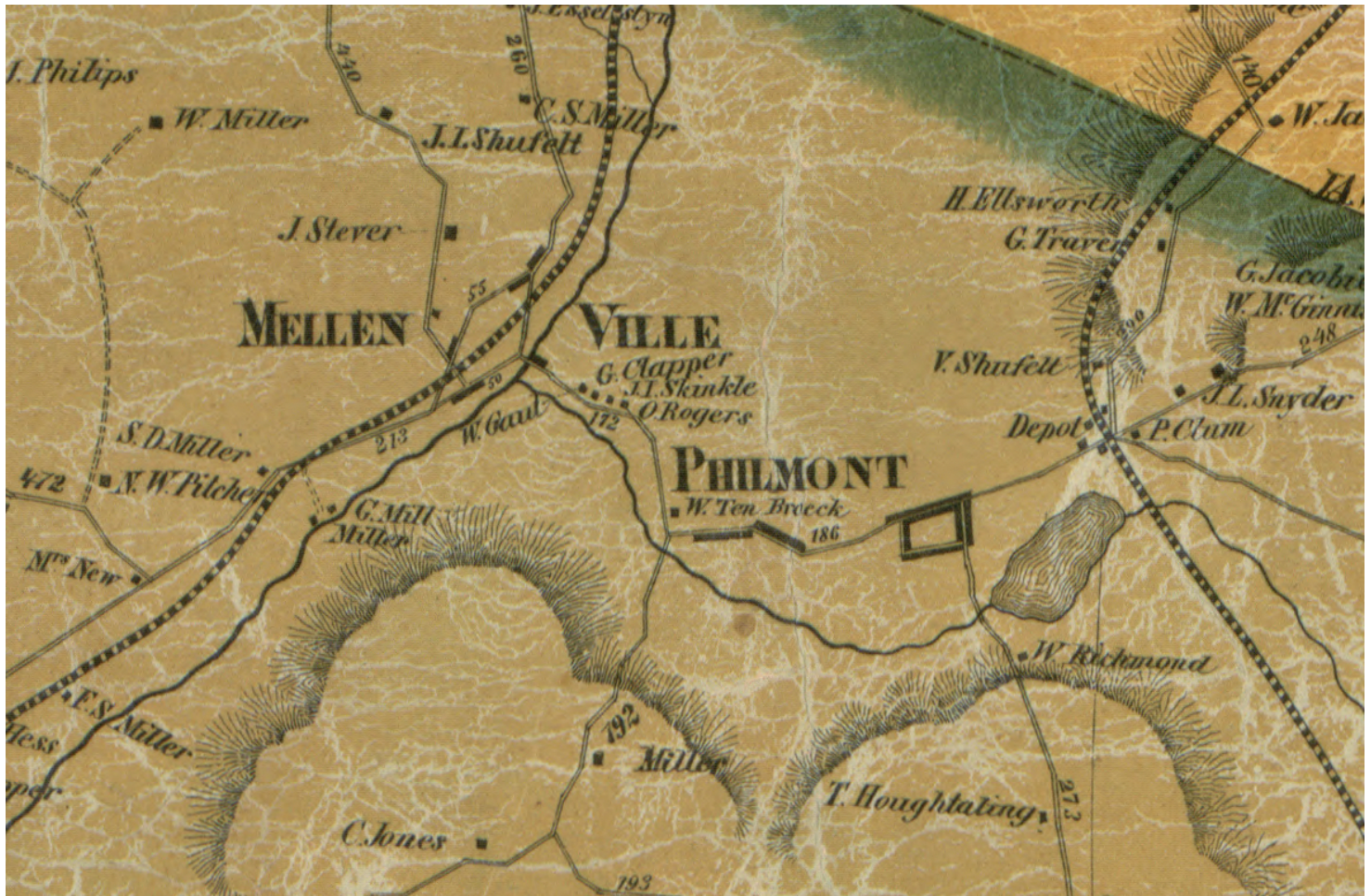
Projection: WGS 1984 UTM Zone 18N

Columbia County Parcel Year: 2022

Mapped 10/27/2023 by Matthew W. Shepherd, NYSHPO

**Philmont Historic District**  
Name of Property

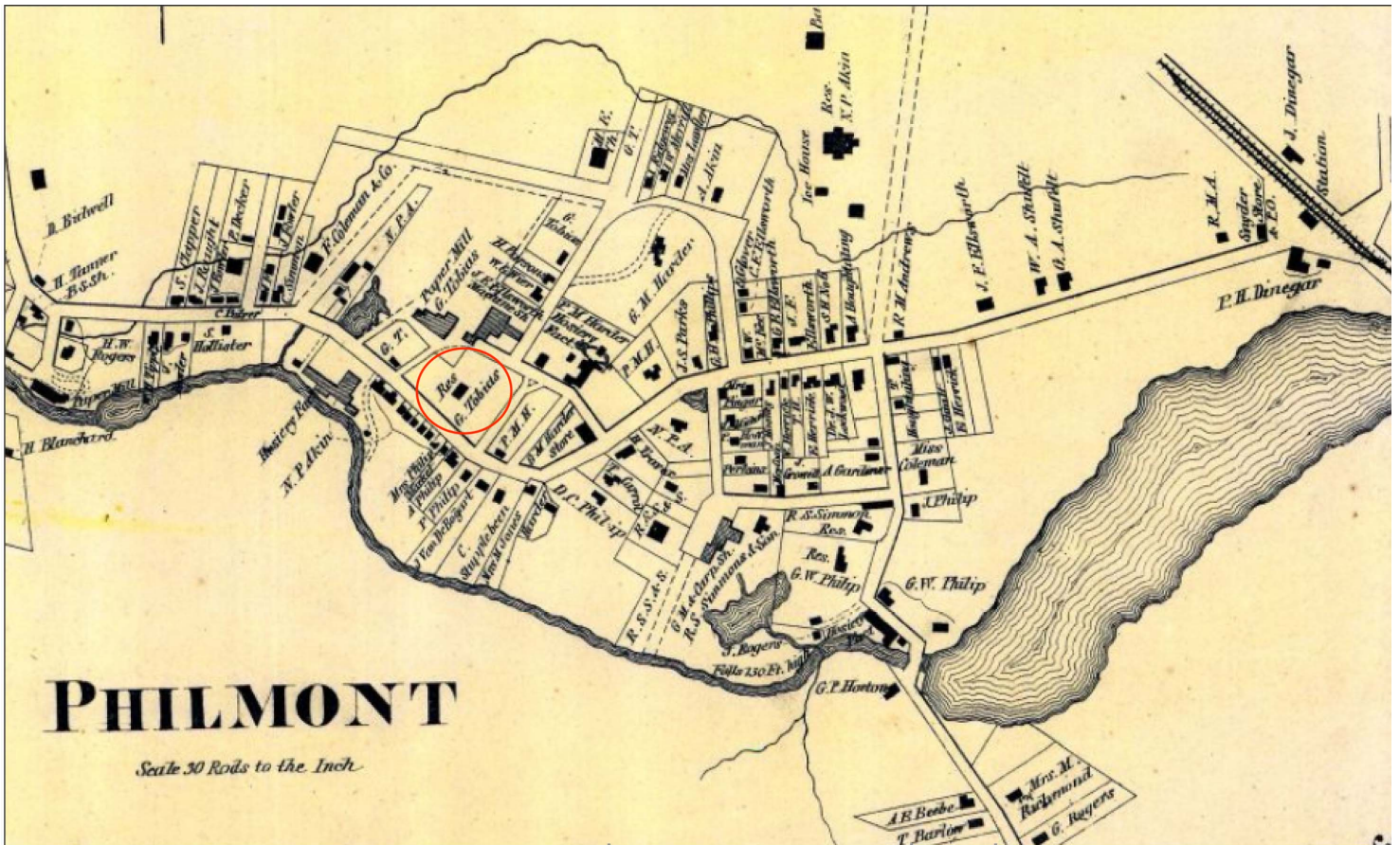
**Columbia County, NY**  
County and State



1858 Map

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State



1873 map

**Philmont Historic District**  
 Name of Property

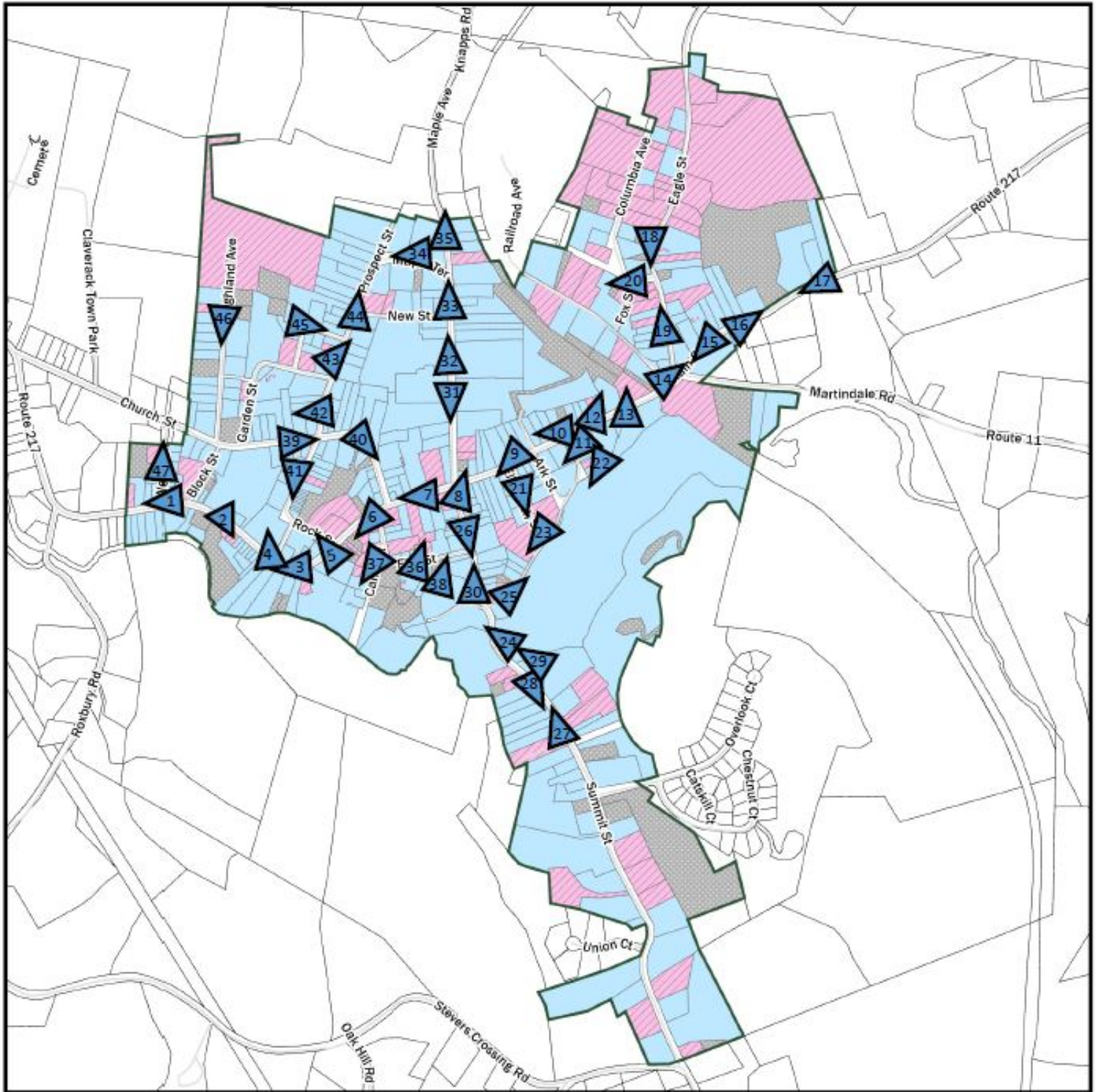
**Columbia County, NY**  
 County and State



1881 Birdseye view

**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State



**Philmont Historic District**  
Name of Property

**Columbia County, NY**  
County and State

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Philmont Historic District

City or Vicinity: Philmont

County: Columbia State: New York

Photographer: Jessie Ravage

Date Photographed: April 2023

Description of Photograph(s) and number:

- 0001: Main St, north side, view west from West St to Philmont village boundary
- 0002: Main St, south side, view east towards Prospect Street over "Cedar Row"
- 0003: Main St, south side, view southwest from curve west of Rock St
- 0004: Prospect St, northwest corner and Harder Mansion viewed north from Main St
- 0005: Main St, north side, view west from Rock St
- 0006: Main St, south side, view west towards Elm St
- 0007: Main St, north side, view west between Maple and Church Streets
- 0008: Main St, north side, view west from Maple St showing Philmont Bank and village hall
- 0009: Main St, south side, view west towards Catholic church and intersection of Ark St
- 0010: Main St, north side, view west over the intersection of Lower Ark St
- 0011: Main St, south side, view west between Martindale Rd and Ark St
- 0012: Main St, north side, view east from east between Lower Ark St and Railroad Av
- 0013: Main St, north side, view east over Railroad Av
- 0014: Main St and Martindale Av, view east at the intersection
- 0015: Main St, north side, view west towards Martindale Av intersection and Vanderbilt House
- 0016: Main St, north side, view E from Martindale Rd
- 0017: Main St, north side, view west between village boundary and Martindale Rd
- 0018: Eagle St, view south towards corner of Columbia St
- 0019: Eagle St, east side, view north towards intersection of Columbia Av
- 0020: Columbia St, west side, view north
- 0021: Ellsworth St, west side, view southwest
- 0022: Summit Lake, view southeast from Lakeview Dr to Summit Mill dam
- 0023: Lakeview Dr, north side, view west towards Summit St
- 0024: Summit Mill, view west from Summit St
- 0025: Summit Lake, view northwest to Lakeview Dr from bank of Summit Lake south of dam

**Philmont Historic District**

Columbia County, NY  
County and State

Name of Property

- 0026: Summit St, west side, view south, south of Summit Lake dam
- 0027: Summit St, west side, view north towards Summit Mill dam and the mill
- 0028: Summit St, west side, view south uphill from Summit Mill dam
- 0029: Summit St, view north over dam
- 0030: Summit St, west side, view north to corner of Main and Maple Streets
- 0031: Maple St, west side, view south towards Episcopal Church and Main St
- 0032: Maple St, east side, view north between Main and New Streets
- 0033: Maple St, east side, view north between New St and Maple Terrace
- 0034: Maple Terrace, north side, view west from Maple St towards Prospect St
- 0035: Maple St, east side, view north from Maple Terrace
- 0036: Elm St, north side, view east of elbow
- 0037: Canal St, west side, view southwest from elbow of Elm St
- 0038: Elm St, north side, view north towards Main St
- 0039: Church St, view southeast from corner of Prospect St
- 0040: Church St, view southeast over east side towards Main St
- 0041: Prospect St, east side, view south to Aken brick tenements at corner of Rock St
- 0042: Church St, north side, view west from corner of Prospect St
- 0043: Prospect St, east side, view north between Prospect and Ham Streets
- 0044: Prospect St, west side, view north over Ham St intersection
- 0045: Ham St, south side, view east to Prospect St
- 0046: Highland Av, west side, view southwest towards Church St
- 0047: West St, east side, view north to Church St

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Parks, Recreation and Historic Preservation  
P.O. Box 189  
Waterford, NY 12188-0189



Clarence Proper  
20 Railroad Ave. Box 332  
Philmont, NY 12565-0332

Gentlemen:

In regards to (113.9-3-54.110) 20 and 24 Railroad Ave. Philmont, NY 12565

I strongly object to proposed National Register listing. The houses on this street are far from being historic. I also noticed the Philmont Rod and Gun Club is not listed on the map, we just celebrated our 100<sup>th</sup> anniversary why are they not listed? I declare under penalty of perjury that the foregoing is true and correct.

Sincerely  
*Clarence Proper*  
Clarence Proper

State of New York  
County of Columbia

On this 24<sup>th</sup> day of October, 2023, before me, Jessica Thomas, Notary Public, personally appeared Clarence Proper who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument to be the person(s) who, or the entity upon behalf of which the person(s) acted, executed the instrument.

Jessica L. Thomas  
Notary Public, State of New York  
No. 01TH6265375  
Qualified in Columbia County  
Term Expires July 9, 2024

*Jessica L. Thomas*  
Notary Public



From: melissa forbes melissaforbess@gmail.com  
Subject: Philmont Historic district  
Date: October 23, 2023 at 2:48 PM  
To: erin.czernecki@parks.ny.gov



Greetings,

I own a home on Railroad Ave. in Philmont. I'm writing to object to the proposed National Register. The letter we received is not clear about how to follow through with the objection. Would you please give me proper instructions how to Object.

Many thanks

Melissa Forbes

A handwritten signature in black ink that appears to read "Melissa Forbes".

848-831-5305  
14 Railroad Ave., po 329  
Philmont, NY  
12565

State of New York  
County of Columbia

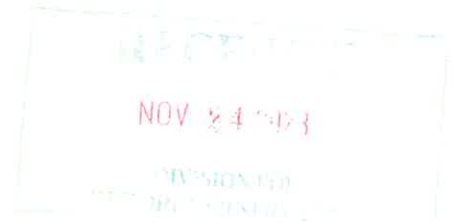
On this 24 day of October, 2023, before me, Jessica Thomas, Notary Public, personally appeared Melissa Forbes who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument to be the person(s) who, or the entity upon behalf of which the person(s) acted, executed the instrument.

A handwritten signature in black ink that appears to read "Jessica L. Thomas".  
Notary Public

Jessica L. Thomas  
Notary Public, State of New York  
No. 01TH6265375  
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November 22, 2023

Mr. R. Daniel Mackay, Deputy Commissioner for Historic Preservation  
NYS Office of Parks, Recreation and Historic Preservation  
Division of Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, NY 12188-0189



Re: Objection to Philmont Historic District, Philmont, Columbia County

Dear Mr. Mackay,

The role OPRHP plays is crucial in protecting the State's cultural resources and typically results in consistently satisfying transformations of communities big and small. However, moving forward in the unique circumstances of the 21<sup>st</sup> century, the preservation process and programs are inadequate in addressing two of New York State's most critical issues: affordable housing and climate change mitigation. In fact, the current process obstructs the State's goals in solving these problems. In Philmont's scenario, please note how this would play out by the following:

After decades of worsening, NYS's housing shortage has turned into a crisis affecting the desirability of the State for both residents and businesses. The situation is so dire Governor Hochul is risking political standing by suggesting a state takeover of local development regulations in the hope to streamline approvals. Philmont, due to its history and quality of housing stock offers, a high proportion of affordable units – over 50% of residents rent, mostly in these moderately priced buildings. Median income is three-quarters of the County average and astoundingly the percentage of households living on \$15K to \$20K per year is three times the national rate. The structures housing these rentals are often owned by well-off landlords and/or "slumlords". In either case, the owner will be tempted by the tax incentives offered under the commercial path which require considerable upfront costs - at a minimum the value of the property. This cash outlay is only partially covered by the incentive, the rest by considerable rent increases and/or conversion to short-term rentals. This results in the classic definition of gentrification displacing the low- and moderate-income renters and dramatically changing the demographics of the community. Considering the current housing crisis, OPRHP's claim solely to manage cultural resources makes it culpable. It must engage with other agencies so that the incentives cover both preservation and affordable housing (combined tax incentives) offering owners a choice in rental income levels.

NYS's Climate Leadership and Community Protection (CLCP) legislation calls for a 40% reduction in greenhouse gas emissions (GHG) by 2030. The 5<sup>th</sup> National Climate Assessment report, issued last week, indicates that most aspects of American life, specifically singling out cultural resources, are under threat due to climate change, the effects of which already cost nationally \$25B this year. Compelled by the CLCP, Philmont adopted the NYS Energy Stretch code in 2022 to accelerate carbon reduction in its building construction and operation. Historic preservation projects must comply with this code, even though they are exempt from the standard energy code.

The sustainability section of the US Secretary of the Interior Standards (OPRHP follows strict adherence to this standard under the commercial path) dates to 2011 when energy reduction goals were set at

20%, not to decarbonize as in the Energy Stretch code. This conflict between the Standards and the Code is particularly divergent where the first calls for preservation of original materials including leaky windows and the second requires air-tight highly insulated walls. It is technically impossible to meet both criteria, especially in Philmont where most of the contributing buildings date to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. For example, electrically driven heat pumps for heating and cooling will fail if the building envelope does not meet air tightness and insulation (R-value and blower door test) minimums. In communities with historic preservation commissions this dichotomy has been resolved through "Heritage Renovation" where historic character and energy restrictions are respected equally by allowing replacement materials reviewed for appropriateness.

Deference to OPRHP's role as protector of the State's cultural resources and heritage does not mean ignoring the State's other goals, especially when those goals speak to the two critical issues outlined in this letter. Until ORPHP demonstrates it can go beyond its silo to solve these problems, the Philmont Historic District nomination should be placed on hold.



Thomas Paino, Sole Proprietor, Salina/Pommonkey New York, LLC (owner of 18 Summit Street, Philmont, NY 12565)

Mailing Address: 81 Summit Street, Hudson, NY 12534

Cc:

Hon. Governor Kathy Hochul

Senator, Michelle Hinchey

Chris Brown, Columbia County Economic Development

Kevin O'Connor, RUPCO

Al Belenchia, Habitat for Humanity

State of: New York

County of: Columbia

The foregoing instrument was acknowledged before me on this 21<sup>st</sup> day of November 2023 by Thomas Paino.



Jessica L. Thomas  
Notary Public, State of New York  
No. 01TH6265375  
Qualified in Columbia County  
Term Expires July 9, 2024

**Peter T. Johnson**  
**81 Summit Street**  
**Hudson, NY 12534-3741**  
**petertj@princeton.edu**

23 November 2023

Mr. R, Daniel Mackay  
Deputy Commissioner for Historic Preservation  
Office of Parks, Recreation and Historic Preservation  
P. O. Box 189  
Waterford, NY 12188-0189

Re: Philmont Historic District proposed listing

Dear Mr. Mackay

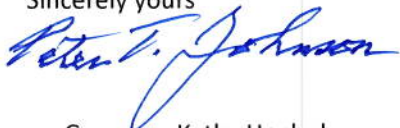
As owner of my primary residence located at 81 Summit Street, Philmont, I object to the creation of the historic district because the conditions stipulated by your office, done in accord with the US Department of Interior requirements of 2011 and recent update, are contrary to the NY State objectives for addressing the impact of climate change as well as increasing the quantity of housing with affordability for the workforce, our children and our grandchildren.

Due to the housing crisis, Philmont won a competitive NY State Community Development Block Grant for 2024 to do a complete inventory and analysis of Philmont's housing. The Village consists of one square mile of dense housing with more than fifty percent occupied by renters. Next to Hudson, it has the greatest concentration of low-income residents, many living well below the Federal poverty line. Absentee slum landlords own several dozen properties that continue to decay and occasionally burn. Many of their tenants receive County, State and/or Federal housing subsidies. Decent landlords exist, some of whom will have the required capital or credit rating to obtain a loan to benefit from the tax incentives of historic district listing. Those incentives may well result in multi-family buildings reverting to single family residences as they were when built more than a century ago. In sum, the listing provides little or no benefit for most renters and fails completely to contribute to the State's emphasis on creating more affordable housing.

Unfortunately, the historic district listing also works against the greatest crisis: the multifarious impacts of climate change. To adhere to the current definitions and regulations to restore exteriors to the original precludes benefitting from many energy-efficient materials, such as triple-pane windows, and building methods that provide an air-tight building envelope.

My vote is a negative one for the listing as defined in today's outdated requirements. I declare under penalty of perjury that the foregoing is true and correct.

Sincerely yours



cc: Governor Kathy Hochul  
Senator Michelle Hinchey