

DRAFT Jefferson Historic District
Name of Property

Schoharie County, NY
County and State

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.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
108	46	buildings
3	0	sites
1	2	structures
		objects
112	48	Total

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

2

6. Function or Use

Historic Functions
(Enter categories from instructions.)

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

Current Functions
(Enter categories from instructions.)

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

7. Description

Architectural Classification
(Enter categories from instructions.)

MID-19TH CENTURY/ Greek Revival, Late
Victorian, Italianate, Queen Anne, Stick/Eastlake,
Shingle

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Bungalow

Materials
(Enter categories from instructions.)

foundation: Stone, concrete

walls: Wood

roof: Metal, asphalt, slate

other:

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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

Jefferson is located at high elevation in the northern Catskills Region of New York State in the town of Jefferson, Schoharie County. Its location spans the summits of the Susquehanna, Delaware, and Schoharie (part of the larger Mohawk-Hudson) watersheds; its highways provide access to all three drainages. The mainly linear-plan hamlet aligns with an important route connecting the Schoharie and Delaware watersheds, while a north-running route, Summit Street, accesses the Susquehanna drainage. The hamlet plan incorporates an open, rectangular area known as The Square until the mid-1800s and more recently as the Village Green. Two church buildings and the sites of an early academy and a town hall face the Green as do several early houses and a row of wood-frame commercial buildings. By the mid-1800s, hamlet development radiated from The Square east and west along Main Street. Most of these buildings are wood-frame houses and associated outbuildings; at the periphery, these occupy streetside lots surveyed from agricultural properties, especially on Peck Street. These houses are mainly vernacular interpretations of late Victorian and early twentieth century architectural styles. Jefferson encompasses two cemeteries—an early-period graveyard and a later rural example—as well as a WPA-era brick Georgian Revival school, two more churches, and two service stations opened about the same time that East Main and Summit Streets were adopted as a State Highway.

The Jefferson Historic District consists of 72 contributing primary buildings, 36 contributing secondary buildings, 17 non-contributing primary buildings, 29 non-contributing secondary buildings, 3 sites, 1 contributing structure, 2 non-contributing structures. There are two previously listed buildings in Jefferson: the former Presbyterian Church (now the Maple Museum) facing the village green and the thirteen-sided barn at 1309 E Main Street (NY 10). Few buildings in Jefferson postdate the post-World War II era, when the hamlet economy constricted in common with the surrounding region.

Narrative Description

Jefferson lies in the upland Town of Jefferson in the southwestern corner of Schoharie County, New York. The town is in the northern section of the Catskill Mountains. The hamlet is at an elevation of 1,868 feet above sea level and is immediately surrounded by hills rising another 200 feet to 700 feet. Potter Mountain, less than two miles to the south tops out at 2,640 feet.

The larger town of Jefferson abuts the Schoharie County towns of Summit to the north, Blenheim to the east, and Gilboa to the southeast. The western boundary of the town abuts the Delaware County town of Stamford. In the upland region encompassed by these municipalities, there are a handful of small hamlets, but no incorporated villages.

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Within a few miles of Jefferson, watercourses supply three different watersheds: the Delaware to the west, the Schoharie to the east, and the Susquehanna to the north. About two miles east of the hamlet, the land gradually rises to a pass at 2,000 feet where Mill Brook flows easterly into Schoharie Creek near the hamlet of North Blenheim. West of the hamlet the land drops gradually alongside Middle Brook to Sturges Corners. There the stream meets Center Brook, a tributary of the Charlotte Creek. The Charlotte meets the southwesterly flowing Susquehanna River in south central Otsego County in the town of Oneonta. To the north, the land ascends a short distance to a pass in the appropriately named town of Summit, where streams drain into the Charlotte Creek, a tributary of the Susquehanna. South of the hamlet and over Potter Mountain, streams drain into the Delaware River.

The valley formed by the three upper branches of Middle Brook form the setting of the hamlet of Jefferson. One branch originates in a small pond northeast of the hamlet and drops northwesterly through a fairly level valley and wraps the north side of Jefferson. A second branch rises in three small creeks descending steeply from the hills southeast of the hamlet. This branch wraps the south side of the hamlet and is joined by another tributary descending the shoulder of Potter Mountain to a point at the west end of the hamlet (about 1,800 feet above sea level). There it meets the southern branch of Middle Brook. Now running together, these two streams flow through a narrow valley, dropping gently to the north branch of Middle Brook.

Circulation features and spatial organization

Jefferson lies in the Strasburgh Patent, a tract encompassing most of the present town of Jefferson and part of the town of Summit in the early settlement period. Composed of about 112 mainly similarly sized parcels, the patent was divided using a strongly rectilinear plat of nearly square lots even though it covers exceedingly steep and irregular terrain. Possibly because of the topography, virtually no highways align with the lot boundaries. The modern tax map shows that over the years owners have gradually adjusted property lines to accommodate the rough landscape and the highway system. The hamlet lies within Lots 46, 47, 51, and 52 of the patent. None of the lot boundaries is readily discernible on the landscape or on the current tax map.

Jefferson aligns with early highway development. It is located at the meeting of locally and historically important travel routes connecting this region to other areas. Main Street, which becomes North Harpersfield Road (County Road 2A) at the west end of the hamlet, and East Main Street (NY 10) form the east–west route to which most of the hamlet is oriented. This route was adopted as the Albany and Delaware Turnpike after that road’s charter was approved by the state legislature in 1805. Its alignment, which clings to two watercourses and the low pass between them, illustrates a pattern of highway construction long in use by that period where roads took the path of least resistance to connect places to larger centers of trade.

Main Street meets Summit Street in the eastern section of the hamlet. Summit Street runs north and East Main Street continues east. Summit and East Main Streets follow the alignment of State Highway 10 (NY 10), which forms a right angle at that intersection. Summit Street, named for the town of Summit, climbs north after a brief dip into the valley, where the north tributary of Middle Brook encloses that side of Jefferson. This intersection was known early in the early nineteenth century as Summit Four Corners. Peck Street (County Road 42) forms

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the fourth leg of the four corners, running south a short distance before turning southwest, where it dips to and crosses the southern tributary of Middle Brook. Peck Street then rapidly ascends the mountain enclosing the south side of the hamlet. Like the Main Street alignment with an early turnpike, both Summit and Peck Streets are also segments of turnpikes chartered by the 1840s.

The Square, as it was known historically, or village green as it is usually known today, is a rectangular 1.4-acre green space, located west of the area once called Summit Four Corners and forms the central landscape feature of the overall hamlet plan. Main Street forms its northern boundary. The Square is wrapped east and south by Park Avenue. Creamery Street, formerly Maple Street, on the west side continues south over Middle Brook, crosses Peck Street, and then heads south over Potter Hill Road.

Jefferson incorporates two cemeteries. The earlier one, usually referred to as the Old Jefferson Cemetery, is located on a knoll with a view south to the hamlet. Its rectangular .7-acre lot is aligned with the back of deep lots (400 feet) on the north side of Main Street, west of Summit Street. A dry laid stone wall with gates in the north and east encloses the cemetery and mature hard maples are planted around the perimeter. More than 300 markers are arranged in north-south rows with footstones east of the headstones. Headstones include bedstead slate examples and square-headed marble ones typical of the first third of the nineteenth century and some later obelisks. A large, later rural cemetery is in the southeast quadrant of the hamlet on the south side of Middle Brook. Its gently rolling landscape dotted with trees and shrubs incorporates a variety of memorials dating to the mid-1800s and later. Interment continues to the present.

Early European settlement in Jefferson dates to the mid-1790s, about a decade after the Treaty of Paris of 1783 that concluded the American War of Independence. When new lands opened for development in southwestern Schoharie County, the Strasburgh Patent, now forming part of the town of Jefferson, mainly attracted New Englanders from Connecticut. These settlers sought agricultural land and commercial opportunity. They brought with them a tradition of wood-frame building technology, and virtually all buildings constructed in the historic period in the hamlet of Jefferson are wood-frame structures. While settlement began before 1800, and the town was established in 1803, surviving buildings in the hamlet of Jefferson mainly exhibit forms, massing and details characteristic of the Greek Revival taste, which became popular in the 1830s in rural New York State. It is likely that some of these were built earlier and updated with new trim schemes during the 1830s and 1840s as Jefferson became a successful commercial village.

In general, earlier buildings stand near The Square, renamed the village green in the late 1800s, on Main Street, Park Avenue and Creamery Street. These buildings include several commercial structures, two churches, and several houses. Peripheral agricultural properties with similarly early buildings face Peck Street. Some of these buildings were altered and updated during the nineteenth century, usually through the application of Italianate and Queen Anne details and additions to increase living space. Both farther east and farther west from the center of the hamlet buildings are generally later—dating after the mid-1800s—and exhibit both form and details typical of the later Victorian eclectic styles such as Stick Style, Queen Anne and Shingle Style. In most cases, buildings in Jefferson are vernacular interpretations of these tastes rather than architect designed. Residential construction continued into the first half of the twentieth century, especially on East Main Street. A few bungalows, two service garages constructed of concrete blocks, a grange hall, and the large brick Georgian

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Revival high school built in 1936 represent the continued growth of the hamlet in this period. There is almost no infill postdating the mid-1900s in the hamlet.

Main Street opposite The Square retains four pre-1850 commercial buildings. Additional examples stand farther west beyond Creamery Street on the north side; the former printer's shop east of Park Avenue stands on the south side of the street. Although these buildings vary in their degree of historic integrity, all feature gabled fronts and regular fenestration characteristic of Greek Revival design. Several retain much or all their Greek Revival trim schemes with pilasters and full returns, regular upper-story fenestration and historic street-level storefronts. Two churches in Jefferson face The Square. The former Presbyterian Church, now the Maple Museum, with its Greek Revival façade stands on Creamery Street. The Methodist Church, which has been moved twice and enlarged and updated several times is now a large wood frame building with a corner tower located at the northeast corner of The Square. The recently built (1958) masonry post office, which replaces an earlier town hall, stands at the southwest corner of The Square, across from the former Presbyterian Church. Wood-frame houses with gable-roof forms and varied stylistic details fill the spaces between the commercial and religious buildings in this section of the hamlet. A diminutive office building constructed by the mid-1850s adjoins one house on Park Avenue on the south side of the square.

Residential development in Jefferson expanded both east and west of the Square by the mid-1860s. To the east, houses extend a short way beyond Summit Street (NY 10) on East Main (also NY 10). The former Masonic Hall (built 1865) is located about midway between Summit Street and the Methodist church on Park Avenue. West of The Square additional Greek Revival houses, one associated with a large barn and a smaller stable on the south side, extend to the last commercial building on the north side of Main Street. The latter is a one-story, gable-front Greek Revival store. In almost all cases, houses feature a main block with two full stories and additional lower service wings abutting the side or rear walls or both. While some of the commercial buildings have reduced integrity due to recent remodeling, the houses almost all retain form and trim schemes that exemplify early designs, some with later updates in Italianate and Victorian styles. Italianate houses — both a modest two-unit building on the south side and a large two-story example with a later hipped Queen Anne roof — mark the extent of development by the early 1870s.

A spate of late nineteenth century residential development is represented by several additional houses farther west on Main Street and north on Summit Street. These are all sizable two-story, wood frame buildings with a variety of forms and trim schemes characteristic and popular in the last quarter of the century. A large and stylish example with a three-story tower and varied finishes built by Dr. Richtmyer Hubbell stands just east of The Square on the north side of Main Street. A few earlier houses east of Summit Street exhibit remodeling in these tastes and at the far eastern end of the hamlet, an early house was so enlarged and altered in this era that it is unrecognizable as anything but a large, elaborately designed Queen Anne house. It is associated with an equally handsome thirteen-sided barn (NR listed in 1984). In addition to domestic buildings, the diminutive wood-shingled rustic chapel built in 1880 by a Free Methodist congregation made up mainly of summer visitors stands on the north side of East Main Street (NY 10) near the eastern end of the hamlet area.

Buildings constructed in Jefferson during the first half of the twentieth century stand mainly on East Main Street (NY 10), although there is one neatly detailed wood frame house at the perimeter of the lighting district

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on Peck Street (County Road 42) called "Hilltop" built in 1897. This house retains details drawn from bungalow and Shingle Style in a pleasing and intact plan. Buildings on East Main Street include the former Grange Hall (built 1936), now used for various community services, and a pair of wood-frame houses with Queen Anne decorative schemes on the north side of the highway. These feature mirror image decorative schemes incorporating round towers and open porches with spindled railings. A few less elaborately detailed wood frame houses stand on the south side of the highway near the main intersection. During the same period, some homeowners added open and glazed porches to their houses and replaced window sash with one-over-one and six-over-one configurations that were popular in the early 1900s.

Two service garages were constructed during the period of significance. These indicate the continued importance during the 1920s and 1930s of the route by then designated a state highway (NY 10). One is a one-story, gable-roofed concrete block building at the northwest corner of Summit and East Main Streets. It is now a convenience store with gas pumps protected by a recently built canopy. The second is a garage with a parapet roof on the south side of East Main Street, which has been known as the East End Garage for many years. It features a later addition, but the original building is still highly recognizable.

Finally, the large brick Georgian Revival school built in 1936 occupies a 13-acre lot on the north side of East Main Street. Additions made in the 1950s and later extend to the rear of the building and preserve much of its early appearance. The large lot affords playing fields immediately adjacent.

Very few buildings postdate the 1940s in Jefferson. The town hall at the southwest corner of The Square was replaced with the present concrete block building housing the post office in 1958. The Baptist Church on East Main Street (NY 10) was replaced sometime later when the earlier building burned. A recently built house faces the west end of The Square on Main Street and, two ranch houses and a modular example stand on Peck Street (County Road 42), the latter at the northwest corner of Creamery Street. The firehouse complex constructed in the last quarter of the twentieth century occupies the site of the largest of Jefferson's turn-of-the-century creameries on the west side of Creamery Street adjoining Middle Brook.

Resource List

To be considered contributing to the Jefferson 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-

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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.

Creamery Street

193 Creamer St (168.-1-13)

Vacant lot (not counted)

201 Creamery St, ca. 2000

Jefferson Volunteer Fire Co.

one non-contributing secondary building (due to age)

Gable-roof, one-bay garage steel-sided and steel-roof. ca. 2000.

207 Creamery St., ca. 1980

Jefferson Volunteer Fire Co.

one non-contributing primary building (due to age); two non-contributing secondary buildings (due to age)

Primary building is a firehouse composed of a gable-roof, four-bay garage attached to a slightly smaller gable-roof fire hall on opposite axis from garage; low-profile, one-story, gable-roofed hyphen projects from north half of the rear gable wall of garage. Garage section has no windows but has a pedestrian door on the north eave wall and two small shed-roofed porches, one enclosed on the south eave wall near the highway. Building is steel-sided and roofed and rests on a banked foundation with large stone blocks supporting the south half.

A steel-sided, gable-front, two-bay garage faces Creamery St south of main building features tall truck bays. Steel roof; concrete foundation. ca. 2000.

Small gable-front one-bay garage, also steel-sided and steel-roofed, faces the highway south of the two-bay truck garage. ca. 2000.

No# Creamery St (157.3-3-3.2)

Vacant lot (not counted)

212 Creamery St, ca. 1860

one contributing primary building; one non-contributing secondary building (due to alterations)

Two-story, hip-roofed wood frame house with enclosed hip-roofed porch (added ca. 1900) running the length of north side of house. Porch features a gabled hood supported by triangular braces that projects over entrance. Regular fenestration features four bays on north side and two on the west. All openings now have vinyl one over one replacement sash in slightly reduced openings, all flanked by louvered vinyl shutters. Vinyl siding; parged foundation with stone veneer; asphalt shingles.

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One-and-a-half-story, gable carriage barn converted to a garage with an enclosed shed-roofed addition spanning façade and north eave wall. Vinyl siding on earlier section; wood shingles with deep reveal on addition which projects from the front wall and contains an upward sliding garage door; asphalt shingle roof. Built ca. 1860–80; addition made mid-1900s.

217 Creamery St, ca. 1860

one contributing primary building; one contributing secondary building

Two-story wood frame house composed of a one-and-a-half-story gable main block with three bays spanning the first story and a two-story wing (built on slightly lower grade than main block, set back slightly) projecting from the south elevation of the main block; one-story, gable-roofed service ell projects from rear of main block. Each block features a chimney set on the ridgeline. Open porch (added early 1900s) with two connected hipped roofs spans south entrance bay of main block and three of the four bays on the wing. Main block retains Greek Revival frieze, partial returns, corner pilasters, and entrance details in southernmost bay of front facade; wing features more simply designed returns and has no pilasters. Regular period fenestration features six-over-six wood period sash on façade of main block and first story of wing; one-over-one wood sash (added early 1900s) in other openings. Wood clapboard siding; parged foundation; asphalt shingle roof.

Two-bay, gable wood frame garage on slightly banked site (foundation materials hidden) with horizontally sliding doors of vertical boards; wood clapboard siding and two-over-two wood sash on eave walls; recently replaced steel roof. ca. 1920.

221 Creamery St, 1836-37

Maple Museum (First Presbyterian Church)

National Register listed in 2012

Gable roof wood frame building constructed as a church and reused for a variety of purposes after being closed and sold to the Methodists in 1922. Church features a gable façade with flushboard siding and a full return with simple brackets. Paired squared piers flank the center entrance and support the front edge of the first stage of the tower, which also features brackets under its eaves. Main entrance features paired paneled doors flanked by pilasters and sidelights. Long, narrow windows with three sets of wood louvered shutters stacked above each other flank the piers. Additional Greek Revival details include the deep frieze and center entrance decorative scheme with corner pilasters and flat lintel, also with a plain frieze. Nave windows on eave walls are similar in size, ratio, and square heads to those on the facade. Wood clapboard siding. Paired 10-light casements in tower reputedly placed for airplane observation during World War II.

E Main Street (State Route 10)

1304 E Main St (NY 10), ca. 1951

one non-contributing primary building (due to age); two non-contributing secondary buildings (due to age)

One-and-a-half-story, five-bay side-gable wood-frame house with partial returns and symmetrical fenestration

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featuring one-over-one vinyl replacement sash flanked by louvered vinyl shutters. One-bay, gable-roof garage with partial returns matching house is attached to house via enclosed, gable-roof passage. Vinyl siding; concrete foundation.

One-story, gable-roof, two-bay, wood-frame garage set northeast of house features T-111 siding and horizontally sliding doors made of vertically laid up planks. ca.1940.

"Morton building," or pole barn features two garage bays with sliding sawbuck doors in gable wall facing highway. Steel siding and roof. ca. 1980–2000.

1309 E Main St (NY 10), ca. 1905

one contributing primary building; one National Register listed barn (NR listed 1984); one contributing secondary building; one non-contributing secondary building (due to age)

Two-and-a-half-story, cross-gable, square-plan, wood-frame house with comprehensive Queen Anne decorative scheme; one-story service ell projects from east half of rear. House features matching decorative gables facing north and east, each with paired windows; Gothic peaks framed by gabled friezes and projecting slightly from the wood shingled tympanum. On facade, an open two-story porch with a sunburst in its tympanum rises between the windows; upper story of the porch retains spindled railing above a row of panels. First-story porch flanked by one-story, three-sided bay windows. Most openings feature one-over-one or two-over-two wood sash with a few additional novelty examples. Wood clapboard siding with corner boards and deep, plain frieze; stone foundation; asphalt shingle roof.

Two-story, wood-frame, thirteen-sided barn with cupola attached to a three-story, gable-roofed barn; fenestration may reuse sash from other buildings (these include six-light, nine-light, and twelve-light examples). Wood clapboard siding. 1896.

Gable-roof, wood-frame building with wood clapboard siding, possibly an icehouse. ca. 1900.

Shed-roofed wood-frame building with board-and-batten siding. ca. 2000.

1312 E Main St (NY 10), 1880

Jefferson Free Methodist Church

one contributing primary building

Gable-roof, wood-frame chapel. East and west elevations feature three Gothic-arched windows along each side of the nave; sash are clear glass with narrow perimeters and corner blocks set off by muntins. Main entrance via a small gable-roof enclosed porch with paired doors set in a Gothic-arched opening centered on facade. Small open belfry set above the main (south) entrance. A small shed-roofed addition on rear. Building clad in wood shingles and features simple decorative trim. Ribbed steel roof on main block; asphalt shingles on porch; parged foundation.

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1321 E Main St (NY 10), ca. 1980

Jefferson Baptist Church

one non-contributing primary building (due to age); two non-contributing secondary buildings (due to age)

One-story, gable-roof church with open gable-roof entrance porch centered on façade over paired doors. Single windows along sides. Vinyl siding.

Low-pitched gable roof building southeast of the main building. ca. 1980

Low-pitched gable roof building east of the main building. ca. 1980

No# E Main St (NY 10) 157.3-5-9

vacant (not counted)

1322 E Main St (NY 10), ca. 1900

one contributing primary building

One of two adjacent houses (1324 is the other) built using mirror images of the same plan. One-and-a-half-story, gambrel-roofed wood frame house with main gambrel roof facing road; gambrel-roofed wing projects from east elevation to form an L-plan. Two-story octagonal tower with domed roof featuring flared eaves placed in southeast corner. Open, hip-roofed porch with replaced posts and recent wrought iron railing spans facade of main block. Regular fenestration with paired openings in gambrel ends and single openings otherwise, all with one-over-one wood sash. Non-historic placement of windows in roof of tower. Gambrel ends feature wood shingles laid in wavy pattern above band of plain panels; main block of house, wing and tower clad in wood clapboards. Stone foundation; asphalt shingle roof.

1324 E Main St (NY 10); ca. 1900

one contributing primary building

One of two adjacent houses (1322 is the other) built using mirror images of the same plan. One-and-a-half-story, gambrel-roofed wood frame house with main gambrel roof facing road; gambrel-roofed wing projects from west elevation to form an L-plan. Two-story octagonal tower with domed roof featuring flared eaves placed in southwest corner. Open hip-roofed porch with turned posts and altered wood railing spans facade of main block. Regular fenestration with paired openings in gambrel ends and single openings otherwise, all with one-over-one vinyl replacement sash. Gambrel ends feature wood shingles hung in a wavy pattern above a row of plain panels; main block of house, wing and tower clad in wood clapboards. Parged foundation; asphalt shingle roof.

1326 E Main St (NY 10), ca. 1870

one contributing primary building; one contributing secondary building

Two-story, three-bay, gable-roof, wood-frame house with enclosed shed-roof rear porch. Asymmetrically placed main entrance with door surround encased in aluminum; form suggests a plain Greek Revival lintel. Regular fenestration with one-over-one vinyl replacement sash in all openings. Vinyl siding; parged

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foundation; asphalt shingle roof.

One-and-a-half-story, gable-roof carriage barn with horizontally sliding door made of vertical boards and mow door above; asphalt shingle siding with raking frieze and corner boards. Asphalt shingle roof. ca. 1870–1900.

**1332 E Main St (NY 10), 1936
Jefferson Central School
one contributing primary building**

Two-story, brick Georgian Revival school building with later ells added to rear of main block. Symmetrical façade features a three-bay central bay with Ionic pilasters supporting a central pediment resting above the plain brick parapet, which projects above a single sandstone belt course. This central bay is flanked by matching three-bays enclosed by brick quoins. End bays are blank, each with a blind round-arched opening with a keystone on first story and a circular blind opening above; brick quoins enclose each corner of the facade. Slate hip-roof set above central three bays is capped by an octagonal cupola with domed roof. Fenestration includes a main entrance with tall multi-light transom above paired doors flanked by sidelights; this arrangement is set between the two middle pilasters of the central bay and surmounted by a tripled opening with a center window with twelve-over-twelve sash flanked by nine-over-nine sash. Regular fenestration throughout rest of main block features single openings with twelve-over-twelve sash; openings capped by sandstone keystones; all sash are replacement. Additions include a gymnasium and ells to house classrooms to accommodate elementary school beginning ca. 1951.

**1333 E Main St (NY 10); 1936
Ramona Grange No. 1234; now Danforth Center
one contributing primary building**

Gable-roof wood frame building on banked foundation; façade is one-story, rear is two stories. Building features symmetrical fenestration with paired steel-frame doors in the center flanked by single windows; concrete block steps with stepped sides. East, west and south elevations fenestration is regular with upper-story windows breaking the plain frieze; one-over-one vinyl replacement sash throughout. Wood shingle siding on façade; vinyl siding on other elevations; galvanized metal roof.

**1339 E Main St (NY 10), ca. 1930
East End Garage
one contributing primary building**

Gable-roof concrete block service garage with stepped parapet applied to façade and a more recently added one-story side-gable wing projecting from the east elevation; a taller shed-roofed truck bay extends from the rear of the building. Garage is clad in sheet metal resembling board-and-batten siding and a steel roof. Garage bays are located in the center and west bays of concrete block section; an office with paired one-over-one vinyl replacement sash is located in east end of the main block.

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**1341 E Main St (NY 10), ca. 1910
one contributing primary building**

One-and-a-half-story, wood-frame house with gambrel roof; gambrel end faces highway; shed-roofed one-bay garage added to east elevation; a later two-bay, gable-roof garage attached to east elevation of first garage by an enclosed passage. House retains partial returns and center entrance porch with matching returns and Tuscan columns supporting roof. Symmetrical fenestration with one-over-one vinyl sash on second story; paired one-light casements flank entrance on first story. Vinyl siding; asphalt shingle roof; foundation parged.

**1344 E Main St (NY 10), ca. 1900
one contributing primary building; one contributing secondary building**

One-and-a-half-story, three-bay, side-gable, wood-frame house; open hip-roofed porch with recently replaced turned posts and spindled railings spans most of façade; shed-roofed dormer spans façade and a narrower dormer centered on rear roof; one-story gable-roofed rear ell forms L-plan. Regular symmetrical fenestration with tripled windows (ca. 1960 modification) with center single light flanked by double-hung, one-over-one sash flanking center entrance with sidelights; paired openings in dormer and in first floor gable walls, all with one-over-one vinyl replacement sash. Vinyl siding; parged foundation; asphalt shingle roof.

Wood-frame garage composed of a wood-frame, gable-roof (possibly a ca. 1900 horse barn) and a masonry building with brick quoins joined to form an L-plan. Board-and-batten siding; steel roof.

**No # E Main St (NY 10), 157.3-2-9
vacant lot (not counted)**

**1345 E Main St (NY 10), ca. 1900
one contributing primary building; one contributing secondary building**

One-and-a-half-story, three-bay, gambrel-roofed wood frame house; façade roof extends over open porch with squared posts and enclosed railing; small open porch with shed-roof centered on upper-story facade. Regular symmetrical fenestration with mainly one-over-one wood sash; first-story façade, east and west elevations retain Queen Anne parlor sash featuring narrow transoms above large single lights. Vinyl siding; parged foundation; asphalt shingle roof.

Square-plan, pyramidal-roofed garage with center entrance reached by a banked entrance. Stuccoed walls and asphalt shingle roof. ca. 1920.

**1347 E Main St (NY 10), ca. 1890
one contributing primary building; one non-contributing secondary building (due to age)**

Two-story, side-gable L plan wood frame house; hip-roofed porch with turned columns and later (ca. 1925) glazing spans west half of facade. House retains regular fenestration with one-over-one vinyl replacement sash

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in most openings except for Queen Anne parlor window with stained glass transom in first-story; louvered vinyl shutters flank façade openings. Asbestos shingle siding with raking friezes; shingled full returns. Stone foundation.

Small, gable-roof, one-bay garage with T-111 siding. ca. 1950s.

1348 E Main St (NY 10), ca. 1850

one contributing primary building; one non-contributing secondary building (due to age)

Two-story, three-bay, cross gable L plan wood frame house; open hip-roofed porch with squared posts and square spindled railing spans center and west bays; two-story, hip-roofed back ell adjoins the northeast (rear) corner of the main block. Deep eaves and plain frieze with paired scrolled brackets on main roof. House retains regular fenestration with six-over-six vinyl replacement sash in most openings except for four-over-four vinyl replacement sash in two-story, three-sided bay window set under the dormer. Wood clapboard siding except for scalloped wood shingles on the bay window and plain wood shingles with flared lower edge in the tympanum of the dormer. Parged stone foundation. Asphalt shingle roof.

One-story, two-bay, gable-roof wood-frame garage with steel siding and roof. ca. 2020.

1349 E Main St (NY 10), ca. 1900

one contributing primary building; one non-contributing secondary building (due to age)

One and a half story, cross gable, L plan wood-frame house with a two story, three sided bay window west of the entrance porch. Glazed porch with turned posts set under the extended roof of the east half of the facade; one-story enclosed shed-roofed porch on rock-faced concrete block foundation projects from east elevation and also spans the east side of two-story, flat-roofed rear ell. Varied fenestration uses mainly one-over-one vinyl replacement sash in single and paired configurations; retains a period wood Queen Anne parlor sash in first story of bay window; its decorative transom is matched by novelty sash in the attic peak above. A small gabled dormer projects from façade roof above the glazed porch. Vinyl siding; rough coursed ashlar stone foundation; asphalt shingle roof.

Small, one-story building, possibly a studio, south of the house. Built ca. 1950s.

1352 E Main St (NY 10), ca. 1850

one contributing primary building; one contributing secondary building

Two-story, three-bay, gable-roof wood frame house with open hip-roofed porch (added early 1900s) featuring exposed rafter tails, square posts and paneled railing that spans façade; small one-story enclosed gable-roof porch attached to rear elevation (north); woodshed or privy attached to rear porch. Regular fenestration with asymmetrically placed main entrance; remnants of a deep transom and paired doors. First-story façade windows feature wood sash with five vertical lights in uppers (early 1900s); also wood sash in the three-sided bay on east elevation. Most windows have one-over-one vinyl replacement sash. All exterior finishes are synthetic materials including vinyl siding with aluminum cladding on corner boards, window surrounds and full

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return on main block. Battered T-111 siding is used in the façade tympanum. Form and massing indicate house was built ca. 1850 and may then have had a Greek Revival decorative scheme. Stone foundation.

Gable-roof, wood-frame garage with ridgeline paralleling highway set to the north of house and features a deep frieze and full return; window on south elevation has wood six-over-six sash. Wood clapboard siding; asphalt shingle roof. Form, size, and details suggest a shop or schoolhouse. ca. 1840–60.

1353 E Main St (NY 10), 2014

one non-contributing primary building (due to age); one contributing secondary building

Two-story, gable-roof, wood-frame building with lower gable-roof projecting from west of façade; one-bay garage under a shed roof projects from east half of façade; small enclosed shed-roofed rear (south) porch. Windows have a variety of vinyl sash, mainly using six-over-ones in paired and single configurations. Vinyl siding with vinyl scalloped shingles in peaks; concrete foundation; asphalt shingle roof.

One-bay, gable-roof, wood-frame garage with vinyl siding and door; asphalt shingle roof; steeply banked foundation, south of house. ca.1920-30.

1355 E Main St (NY 10), ca. 1870

one contributing primary building; one contributing secondary building; one non-contributing secondary building (due to age)

Two-story, wood-frame house composed of square-plan, three-bay main block with low, deep-eaved, hipped roof and two-story wing slightly set back from main block; lower gable-roofed ell projects from rear (south). Open, shed-roofed porch (added early 1900s) with dentilated frieze spans entire façade and curves around northwest corner to west elevation. Porch features Tuscan columns and square-spindled railing; wood steps to entrance and also at northwest corner. Regular fenestration with plain Italianate casings and recently replaced sash. Wood clapboard siding with corner boards and deep frieze; mid 1900s exterior brick chimney added to east elevation. Recently replaced steel roof; parged foundation.

One-and-a-half-story, gable-roof, wood-frame carriage barn on banked foundation adjoining Peck Road, below grade of the house. Barn has horizontally sliding wood doors spanning facade; window with six-over-six wood in peak; another on the main floor on east elevation. Vertical board siding on facade; wood clapboards on east and west elevations; later concrete block foundation replaces earlier one; galvanized sheet metal roof. ca. 1870.

Gable-roof, wood-frame garage with T-111 siding. ca. 1980.

1356 E Main St (NY 10), ca. 1860

one contributing primary building

Two-story, five-bay, side-gable wood frame house with later (ca. 1920) hip-roofed and glazed porch spanning center three bays of façade; one-story gable-roof ell projects from west half of rear (north) forming an L-plan; one-bay garage (added mid-1900s) projects from ell. House retains regular fenestration with six-over-six vinyl replacement sash in pedimented frames. Porch retains (ca. 1920) sash with transoms composed of three

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vertically oriented lights above paired one-light casements. Wood clapboard siding and raking frieze. Foundation parged; asphalt shingle roof.

Main Street

102 Main St, 1879

Mill Pond Inn and Tavern

one contributing primary building

Two-story, T-plan, wood-frame house with one-and-a-half-story, gable-roof rear ell (south), recently enlarged with a one-story addition to the east. Main block retains deep-eaved roof with bracketed eaves above a frieze made of vertical splats. Open hip-roofed porch spans façade and wrapping east and west elevations. Façade features symmetrical five-bay fenestration with center entrance capped by transom light; all windows have two-over-two wood sash except for the one-over-one sash in the one-story, three-sided bay windows on the east and west elevations. Earliest section of rear ell features simplified version of the bracketed eaves on the main block; bay windows on east and west elevations of the main block have paired brackets. Wood clapboard siding; foundation concealed by porches; asphalt shingle roof.

109 Main St, 1880

one contributing primary building; one non-contributing secondary building (due to age)

Two-story wood frame house composed of two-bay, gable-roof block with a three-bay, generally square plan and formerly flat-roofed ell set back from façade on east eave wall; an open hip-roofed porch spans the east section. A narrow, shed-roofed wing projects from the west eave wall and one-story, gable-roofed service ells project from the rear wall. House retains most of its regular period fenestration with mainly one-over-one wood sash (replaced early 1900s). Façade below porch altered with large "picture window" and insulated steel door. Aluminum siding; stone foundation; recently replaced steel roof; formerly flat roof of east wing raised to a shallow slope.

Two-bay, gable-roof, wood-frame garage with asbestos siding, concrete foundation, and asphalt shingle roof. ca. 1950.

112 Main St, ca. 1920

one contributing primary building; one non-contributing secondary building (due to age)

One-and-a-half-story, side-gable wood frame house with a one-story gable-roof wing (added ca.1950–65) centered on the façade, partially obscuring shed-roof dormer. House features varied fenestration composed of paired and single openings with one-over-one vinyl replacement sash; shed-roof dormer features two windows. Square windows turned on their points to make diamond-shaped openings flank the exterior brick chimney centered on gable wall of wing. Doorway in older section retains a multi-light wood door.

One-bay gable-roof wood frame garage with vinyl siding, door and windows. ca. 1950.

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115 Main St, ca. 1900

one contributing primary building; one contributing secondary building

Two-story, three-bay, square-plan, hip-roofed wood frame house with large gabled dormers; full-height two-story gable-roofed ell centered on rear wall of main block. Dormers break the eave line, and all three gable ends are clad in scalloped wood shingles. An open porch with Queen Anne details, including spindled frieze, fretwork railing, turned posts, and punchwork corner panels in frieze spans most of the facade; stair railing replaced recently with dimensional lumber. Regular fenestration of paired and single openings, some with period novelty sash featuring colored glass block perimeters and others with plain wood sash; all are one-over-one sash except for attic casements, also with colored glass block perimeters. Wood clapboard siding with scalloped shingle band where first and second stories meet and plain corner boards, frieze, and water table boards. Foundation parged and porch now supported by cinder blocks rather than the wood piers covered by lattice as shown in period photographs. Asphalt shingle roof.

One-and-a-half-story, gable roof wood frame carriage barn with paired sliding doors of vertical boards hung on period hardware; mow door hung on hinges centered above main doors. Wood clapboard siding with corner boards and raking frieze; galvanized sheet metal roof. ca. 1900.

119 Main St, ca. 1900

one contributing primary building; one contributing secondary building

Two-story, side-gable, irregular plan, wood frame house with prominent two-story, three-sided bay centered on façade and capped by a gable dormer with partial returns matching those on main block; slightly lower, gable rear ell projects east of the main block; one-story service ell projects behind that. Enclosed porch with steep roof spans east half of facade from two-story bay to southeast corner of main block. Regular and symmetrical period fenestration with single openings featuring one-over-one wood sash in plain casings throughout except on later enclosed porch. Wood clapboard siding with scalloped wood shingles on first story of bay and also in the gable ends and main block; corner boards and water table boards. Decorative sunburst panels set under first-story windows. Polychrome slate roof and deep frieze boards. Parged foundation.

Two-bay, gable roof wood frame garage with deep eaves; windows with six-over-six-wood sash in upper half story. ca. 1910–30.

120 Main St, ca. 1830; enlarged ca. 1900

one contributing primary building; one contributing secondary building

Two-story, five-bay, hip-roofed wood frame house with two-story rear ell. House features symmetrical five-bay fenestration with a center entrance flanked by sidelights. Subsequent remodeling has retained the basic form of the house with a large rear addition ell and Craftsman porch; also alterations to decorative scheme. The hipped roof has deep eaves supported by single scrolled brackets and a gable dormer centered on the facade; a two-story, three-sided bay window (added ca. 1880) capped by a second gable dormer projects from west

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elevation. A large bay window of similar proportions projects from the east wall of the main block. Open, hip-roofed porch with squared tapered columns set on shingled wood piers spans façade; enclosed railing also shingled. Some openings retain two-over-two and one-over-one wood sash; openings in main block all replaced with vinyl one-over-one sash with plain drip caps, flanked by louvered wood shutters. Center entrance features Queen Anne door with glazed upper panel. Wood clapboard siding; slate roof; brick chimneys.

Gable-roof, two-story wood frame barn with main doors centered on facade. Raking frieze, wood clapboard siding and six-over-six wood sash in façade peak. ca. 1850.

121 Main St, ca. 1875
one contributing primary building

Two-story, three-bay, L-plan wood frame house with Italianate cornice featuring single scrolled brackets alternating with blind lozenges; a two-story ell projects from the rear (north); the steeply pitched hipped roof with flared lower edges and small dormers with matching lower edges appear to be a later (ca. 1900) change. House retains open porch with low, hipped roof and square posts. Regular fenestration with squared Italianate window mold and period two-over-two wood sash; windows in the two-story, three-sided bay window on east elevation have one-over-one wood sash. Wood clapboard siding with corner boards; asphalt shingle roof.

125 Main St, ca. 1830
one contributing primary building

One-story, gable-roof wood frame commercial building built in several phases all on the same roof axis; changes on east and west elevations suggest three phases. Three-bay commercial façade (ca. 1870–90)—now with large single-light display windows flanking a recessed entrance with paired doors featuring oblong lights—is inserted into an earlier Greek Revival façade framed by corner pilasters. Space above display windows and the present recessed entrance feature decorative transom with vertically oriented rectangular leaded lights. Raking frieze with small paired scrolled brackets (added ca. 1879–90) on facade also wraps both eave walls all the way to rear corners of building. Fenestration differs on each side of building, and on west roof there are two shed-roofed dormers, probably added ca. 1910–40. Fenestration on west elevation features a single opening

with one-over-one wood sash and a paired opening with six-over-six wood sash. At the rear (north), a tripled opening of narrow windows with one-over-one wood sash. East elevation features an inconsistent variety of openings including one door, most of them boarded up. Wood clapboard siding; stone foundation; asphalt shingle roofs. A small, low addition of uncertain date attached to the rear (north).

No # Main St (Tax ID 157.3-1-29.1)
two contributing secondary buildings

Gable-roof wood frame icehouse with raking frieze and wood clapboard siding built into slope behind the house. ca. 1900.

Pyramidal-roofed two-bay, wood frame garage with wood clapboard siding and galvanized metal panel roof. ca. 1920.

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126 Main St, ca. 1870

one contributing primary building

Two-story, four-bay, wood frame house with low-pitched pyramidal roof, deep eaves and a plain frieze with paired scrolled brackets supporting eaves; open porch (roof altered to single-pitch, or shed, roof recently) with supports made of slender squared posts, middle three paired and corners tripled, all set on wood piers; bracketed frieze matches that on the main block. Regular fenestration features variety of window sash including six-over-six wood sash, one-over-one wood sash and one with deep transom on east elevation; façade entrance doors in first and third bays. All door openings retain Italianate molds. Wood clapboard siding with corner boards; parged foundation; galvanized metal roof.

129 Main St, ca. 1830

one contributing primary building

Two-story, five-bay, side-gable wood frame house with one-story, gable-roof, L-plan rear service ell incorporating a kitchen spanning east half of building and a one-story gabled-roof woodshed with partial returns and corner pilasters added to ell and turned 90 degrees. Main block features a Greek Revival decorative scheme that includes corner pilasters on façade and rear corners and full returns. Symmetrical fenestration with center entrance framed by plain Greek Revival entablature; flat lintel, pilasters, side and transom lights; six-over-six wood sash set in frames with low pedimented caps on both main block and rear (north) ell. A porch, its east two bays enclosed featuring windows and frames matching main block, spans entire facade. Roof supported by square (anta) columns at corners and flanking center bay. Attached woodshed features six-over-nine sash in windows with taller, narrower proportions that might indicate it is a reused structure older than the rest of the house.

130 Main St, ca.1890

one contributing primary building; one contributing secondary building

Two-story, hip-roofed, wood frame house with a two-story partially open porch spanning façade; porch is capped by prominent gable dormer featuring Shingle Style decorative scheme with flared lower edge and similarly flared peak above attic windows. The porch dormer is matched by one on the east elevation but this one features partial returns and breaks the eave line. A slightly lower ell spans the rear wall of the house. Façade porch is partially open on both stories and adjoins a full-height, three-sided bay window on the west end of the porch. House retains a regular fenestration with varied sash, mainly one-over-one replacements. Rear porch replaced with a recent open-deck. House retains exterior finishes—varied wood shingles and wood clapboards—in gable ends but is otherwise clad in synthetic siding. Recently replaced steel roof.

Two-story, gable-roof, wood frame carriage barn remodeled for residential use with paired windows in upper story. Retains wood clapboard siding and raking frieze. ca.1860–1900.

131 Main St, ca. 1890

one contributing primary building

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Two-story, cross-gabled, L-plan wood frame house with side-gable roof porch set in the corner of the L-plan; entrance porch is recently enclosed. Small square tower with flared pyramidal roof set above the porch. One-story, shed-roof rear ell. Retains regular fenestration with paired and single openings; one-over-one sash, some replaced. Aluminum siding covers or replaces earlier Victorian-era decorative scheme; foundation parged; asphalt shingle roof.

133 Main St, ca. 2000

one non-contributing primary building (due to age); one contributing secondary building

One-story wood frame modular house with gable end facing highway. All exterior materials synthetic.

Two-story, gable wood frame barn with later shed-roofed lean to spanning west eave wall. Retains sliding door with paired arched panels, which are matched in mow door centered above and door on lean to wing; paired additional mow doors in peak. Wood clapboard siding with raking frieze and corner boards. ca. 1835–60.

134 Main St, ca. 1835

one contributing primary building; two contributing secondary buildings

Two-story, three-bay, gable-roof wood frame house with one-story, two-bay, side-gable wing, which projects slightly beyond facade on west elevation and a long, narrow one-and-a-half-story gable-roof rear ell flush with west eave wall. Open, hip-roofed porch (added ca.1900) with turned posts spans east elevation. Main block of house retains regular fenestration with one-over-one vinyl replacement sash with low, pedimented molds; asymmetrically placed, slightly recessed main entrance in facade retains pilasters and sidelights. West wing retains six-over-six window in west peak; other windows replaced with vinyl one-over-one sash. House features Greek Revival full return, deep frieze and flush board tympanum on façade. Vinyl siding; main block and west wing have asphalt shingle roofs; rear ell has recently replaced steel roof. Tall chimney on rear ell.

Two-story, side-gable carriage barn with prominent two-story bay slightly offset from center spanning most of (north) facade of building; interior framing might show the bay was added later. Barn features a wide entrance, mow door above and matching pedestrian door on first-story. Wood clapboard siding with narrow raking frieze and corner boards. ca. 1879.

Gable-roof wood frame bank barn with wood clapboard siding. Set back from highway on long drive. ca.1860–1900.

136 Main St, ca. 1835

one contributing primary building

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Two-story, three-bay, gable-roof wood frame house with one-and-a-half-story, three-bay, side-gable wing projecting from west elevation; one-story service ell built in phases and incorporating a garage south from the rear. Main block retains many Greek Revival decorative details including corner pilasters façade and rear, full cornice return and door casing featuring flat lintel, pilasters, side and transom lights. Wing features entrance recessed under roof on the east; west portion of wing facade features three pilasters, unevenly placed under a deep frieze and flanking two windows set above panels. Main block features a simple triangular decorative motif in the tympanum. Regular fenestration with one-over-one vinyl replacement sash; paneled door in asymmetrically placed main entrance; paired shed-roofed dormer windows on façade and rear wing are a mid-1900s addition. Wood clapboard siding with water table boards; parged foundation; asphalt shingle roof.

137 Main St, ca. 1835

one contributing primary building; one contributing secondary building

One-and-a-half-story, three-bay, gable-roof wood frame house with one-story gable-roof ell projecting from rear wall; open porch (added ca.1900) with Tuscan columns and squared spindle railing spans façade and part of east elevation to an enclosed porch on rear half of the east elevation. Greek Revival proportions and decorative scheme featuring corner pilasters, partial returns with deep frieze and asymmetrically placed main entrance framed by pilasters. Fenestration includes plain casings except for low pediments on first-story façade and east elevation porch, one-over-one replacement sash. Wood clapboard siding; brick chimney at rear of main block.

One-and-a-half-story, gable-roof wood frame carriage barn with partial returns, deep frieze and board-and-batten siding; entrance bay now has garage door; asymmetrically placed mow door above. ca. 1850s.

138 Main St, ca. 1860

Virginia Queen Hotel

one contributing primary building

Two-story, four-bay, square-plan wood frame building with cross-gable roof; two-story, gable-roof rear ell projecting south. Main block features deep Italianate friezes with large paired scrolled brackets on both rake and eave frieze as well as modillion blocks where eaves meet the frieze; rear ell has a plain frieze. One story porch with squared posts and corner braces with punchwork detailing spans façade and east elevation; façade porch is open while east elevation was glazed ca. 1920. An open porch with arcaded frieze surmounts the porch on the east elevation rear ell. Regular fenestration with Italianate molds featuring paired brackets; all sash replaced with six-over-six vinyl in slightly reduced openings; retains paired Italianate doors with glazed upper panels in recessed opening on facade; simple Italianate hood over entrance in rear ell. Vinyl siding; recently replaced steel roof.

139 Main St, ca. 1835

Breakfast Club restaurant

one contributing primary building

Two-story, three-bay, gable-roof wood frame building with lower rear ell and a one-story, gable-roof wing projecting east from ell. Open shed-roofed porch with square posts, squared spindle railings and recently added ramp spans facade. First-story facade features center entrance flanked by large display windows; both the paired doors with glazed oblong panels and the display windows are surmounted by a band of glazed transom

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windows. Fenestration is altered with paired windows, one-over-one vinyl replacement sash in second story; one-over-one vinyl replacement sash in second story eave walls. Vinyl siding with remains of partial returns; standing seam metal roof.

141 Main St, ca. 1980
one non-contributing primary building (due to age)

One-and-a-half-story, gable-roof manufactured house with T-111 siding.

143 Main St, ca. 1990
one non-contributing primary building (due to age)

Two-story, gable-roof, wood-frame house with irregular fenestration using vinyl sash; T-111 siding.

Old Jefferson Cemetery (Tax ID 157.3-1-37), ca. 1810
one contributing site

Early cemetery (.7 acres) located along the back lines of lots on north side of Main Street. Graves arranged in characteristic north-south rows with inscriptions on the stones facing east. There are 323 identified burials. Markers include bedstead and square-headed types of both slate and marble. There are also a few obelisks. Cemetery is enclosed by a dry laid stone wall between three and four feet in height. Mature sugar maples line the periphery.

145 Main St, ca. 1840
one contributing primary building

One-and-a-half-story, three-bay, gable-roof wood frame house; two-bay raised from one to two-stories early 1900s adjoins east elevation of main block and is set back slightly; gable-roofed ell projects from rear wall of wing; smaller enclosed, shed-roofed porches attached to rear wall of main block. House retains Greek Revival pilasters of main block and evidence of a pilaster on southeast corner of wing; partial returns with deep parabolic bed molding; and recessed entrance with pilasters and Greek Revival entablature. The door entablature is partially hidden by the entrance porch (a recent alteration). Regular fenestration with one-over-one vinyl sash flanked by louvered vinyl shutters in main block; facade of wing features mid-1900s picture window in first story and paired single windows upstairs. Wood clapboard siding on main block and first story of wing; upper story of wing clad in wood shingles; stone foundation; asphalt shingle roof.

147 Main St, ca. 1840
one non-contributing primary building (due to alterations)

Two-story, three-bay, wood frame building with later parapet false front and one-and-a-half-story, gable-roofed

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ell projecting from the rear of main block. Façade retains cornice and store sign that reads “Jefferson General Store” above altered commercial store front. First-story features a single insulated steel door set in wide, slightly recessed bay. Door is flanked by single openings with one-over-one vinyl sash; stair hall entrance with transom located on east end of façade and retains a nine-paneled wood door. Similar cornice with paired brackets caps facade and is surmounted by a parapet with ogee curved edge. Second story of main block features three bays on the façade and three bays on west elevation; six-over-six vinyl replacement sash in slightly reduced openings. Ell is five bays deep with regular fenestration; replacement sash. Main block sided with aluminum except for remodeled storefront, which is clad in vinyl. Ell is clad in asbestos shingles; metal roof.

148 Main St, ca. 1812

Village Green (The Square, Military Square)

one contributing site; one contributing structure

Oblong (1.4 acre), open, grassy space that forms the center of the hamlet and is used for a variety of community events. Edges of the parcel are lined by mature maple and Norway spruce trees. Playground equipment at east end; basketball court at west end.

Octagonal wood frame bandstand able to be closed with hinged wooden panels. 1900.

149 Main St, ca. 1840

Heartbreak Hotel

one non-contributing primary building; one non-contributing secondary structure (due to age)

Two-story, three-bay, gable-front wood frame hotel with two one-story gable-roof ells attached to rear wall. Greek Revival details on façade featuring corner pilasters and a deep frieze and full return over an open two-story porch are picked out in recent wooden board-and-batten siding. Main entrance centered on façade retains engaged square Doric columns flanking door and sidelights; fenestration largely intact on west elevation; fenestration on other elevations altered and all window sash are replacement. Variety of siding includes vinyl on west elevation and recent board-and-batten.

Gable roof pavilion with picnic tables. ca. 2000.

151 Main St, ca. 1840

Hewlett's Store

one contributing primary building

Two-story, three-bay, gable-roof wood frame building with one-and-a-half-story rear ell. Greek Revival decorative scheme includes a full return and deep frieze; tympanum features a trim scheme following triangular field with a ca. 1900 storefront; pilasters on west elevation indicate an earlier open porch recessed under façade which is now enclosed. Storefront features recessed center entrance with paired doors, each with a single oblong glazed panel flanked by single-light display windows; glazed transoms surmounts both windows and the entrance. Hoist with gabled pediment and partial returns placed on west elevation towards north (rear) of the

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main block accessed the upper story; regular fenestration with three single openings; two-over-two wood sash (probably ca. 1900 replacements) on each side of upper story of the main block and a second upper-story entrance centered on the east elevation; two paired windows with unusually wide two-over-two wood sash appear too wide probably part of the ca. 1900 enclosing of the porch and remodeling of the storefront. Wood clapboard siding; parged foundation; recently replaced steel roofs on both main block and ell. Poured concrete steps and curb span façade.

153 Main St, ca. 1910

one contributing primary building; one contributing secondary building

One-and-a-half-story, side-gable wood frame house with partially enclosed porch under extended roof; small shed-roofed dormer with paired casements with vinyl six-light replacements centered on main roof; enclosed shed-roofed porch projects from rear. Retains regular fenestration; a tripled opening with casements added on either side of main entrance with the enclosed porch; asphalt shingle roof.

Gable-roof wood frame garage with varied replacement exterior finishes. ca.1925.

157 Main St, ca. 1895

Richtmyer Hubbell house

one contributing primary building

Two-story, wood frame house with a fully developed Victorian eclectic decorative scheme including varied roof forms, an irregular plan and a lower, one-story gable-roof service ell attached to the rear wall. The hip-roofed main block features a large prominent gabled dormer with Shingle Style details on the east of façade and three-story octagonal tower with a pointed cap on the west; slightly lower two-story, side-gable wing projects from northwest (rear) corner of main block. House retains fenestration plan with one-over-one vinyl replacement sash in original openings except for attic windows and the three-sided bay window capped by a pediment on the east of facade. Two-story open porch retains form of earlier design, most components, including railings, posts and skirting boards are recently replaced. Wood clapboard siding with decorative wood shingles in the peaks of both dormers and on the third story of the tower; parged foundation; asphalt shingle roof.

158 Main St, 1869

Methodist Church

one contributing primary building

Cross-gabled T-plan wood frame church with open, hip-roofed entrance porch that wraps the square tower set in the northwest corner of the T-plan. Three-stage tower features belfry with octagonal openings, capped by modillion blocks in frieze; second stage is clad in scalloped wood shingles with a flared lower edge; first stage has a small round window centered in north and west faces. Pyramidal spire added in 1892 with flared lower edges rises above belfry stage. Main uilding clad in vinyl siding with many of the wood trim details, including corner boards, water table boards, window trim and pediments remaining exposed. This includes Gothic-arched frames containing paired Gothic-arched windows with a round window set in the space between the arched heads on the north and west elevations and vertically laid splats in the tympanum of each peak; raking friezes at roofline. Stained glass in most windows; paired doors appear to be fairly recent wood replacements. One-story,

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gable-roof fellowship hall projects east from main block—appears to have been added in 1957 when building moved to present location. This is accessed by a stair with iron railing under the open porch roof; additional church entrances on the southwest and northeast corners of the main block. Concrete block foundation; asphalt shingle roof.

159 Main St, ca. 1840

one contributing primary building; one contributing secondary building

Two-story, three-bay, gable-roof, wood frame house with two-story, three-bay, side-gable wing on east that is set back slightly from the main block. Open porch (added 1880s or 1890s) with paired pediments marking entrances to main block and wing features; pediments are trimmed with elaborate Queen Anne detailing including round arches trimmed with spindles, scrolled corner brackets and turned posts; spindled railing. Italianate-style eaves with paired scrolled brackets on plain raking frieze added in third quarter of the nineteenth century; three-sided bay window of similar age to the eaves spans two western bays of facade. Regular fenestration except for bay window; all sash replaced with vinyl one-over-ones. Vinyl siding; parged foundation; asphalt shingle roof.

One-and-a-half-story, two bay, gable-roof wood frame garage with horizontally sliding doors of vertical boards; wood clapboard siding. ca.1920.

161 Main St, ca. 1870

one contributing primary building; one contributing secondary building

Two-story, hip-roofed wood frame house with slightly lower hip-roofed rear ell with a glazed porch spanning east elevation; open hip-roofed porch with bracketed frieze and corner braces, turned posts and spindled frieze spans façade. Main roof features deep eave supported by single scrolled brackets alternating with lozenges. Steeply peaked roofs may be a ca. 1900 change from earlier, lower pitched roofs on main block, dormer and wing. West half of facade dominated by two-story, three-sided bay window capped by hip-roofed dormer; main entrance asymmetrically placed in east half of facade. Regular fenestration with one-over-one vinyl replacement sash; one-story, three-sided bay window on east elevation. Asbestos shingle siding; parged foundation; asphalt shingle roof.

One-and-a-half-story, two-bay gable-roof, wood frame carriage barn with raking frieze, wood clapboards and corner boards; doors replaced with upward sliding garage doors. ca. 1900.

162 Main St, ca. 1860

one contributing primary building

One-story, three-bay, gable-roof, wood frame building with full return on façade; rests on a banked foundation. Symmetrical fenestration with low pedimented molds on facade; west elevation has a single opening with pedimented mold; retains nine-light attic sash with matching mold in peak. Vinyl siding; parged foundation; asphalt roof.

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163 Main St, 1865
Masonic Lodge 554
one contributing primary building

Two-story, seven-bay, side-gable wood frame building with prominent gable dormer featuring the Masonic symbol of dividers and square centered on façade. "Masonic Hall" in block letters on main frieze; a second set of dividers and square enclosing "G" below with "554" signifying lodge number centered on windowless upper story facade. Building features an open hip-roofed porch (added 1913) with Ionic columns. Main block features full returns on gable ends. Regular fenestration spans first-story with six-over-six wood sash and two doors, set in the second and fifth bays from the west. West entrance door replaced in 1917 with one featuring stained glass panel with Masonic symbols; east entrance is a four-paneled wood door. No openings on west elevation; open stairs to an upstairs entrance on east elevation; one-story gable-roof ell to the rear. Wood clapboard siding except for vinyl under porch roof; flush board in pediment; asphalt shingle main roof; standing seam metal roof on porch.

164 Main St, ca. 1870
one contributing primary building

Two-story, wood frame house composed of a three-bay gable-roof section with two-story, three-bay wing forming an L-plan; gabled one-story addition with a full return attached to rear of wing that projects west. Hip-roofed porch spans entire facade: east is open with square posts and enclosed railing; west spanning the wing is glazed with tripled eight-light casements. Main block features six-over-six wood sash in pedimented casings; asymmetrically placed single door is similarly trimmed; wing features pedimented casing in upper story with one-over-one replacement sash in reduced openings; stone foundation; asphalt shingle roof.

One-story, gable-roof, wood-frame shed with wood clapboard siding and standing seam metal roof. ca. 1900.

166 Main St, ca. 1870
one contributing primary building

Two-story, cross-gable, L-plan, wood-frame house on raised and banked cinder block foundation with deep raking frieze and wood clapboard siding. Regular fenestration with pedimented window casings in first story; molds of upper-story windows abut the frieze except in the peak. Replacement six-over-six sash throughout house. Steel roof; later concrete block foundation under gable-roof section; foundation of wing hidden. New open porches span façade and rear (south) elevation of main block.

167 Main St, ca. 1870
one contributing primary building; one contributing secondary building

Two-story, three-bay, gable-roof wood frame house with one-story gable-roof service ell set on the rear (northeast) corner of main block. An open hip-roofed porch (added ca. 1900) with turned posts wraps façade and east elevation to an enclosed porch formed by the rear ell; porch railing recently replaced. Regular fenestration with one-over-one vinyl replacement sash flanked by louvered vinyl shutters. Vinyl siding;

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recently replaced steel roof; parged foundation.

Two-story, gable-roof, wood frame carriage barn with paired sliding doors spanning first-story; mow door above; all doors painted with paired white arches; wood clapboard siding. Located on northwest side of house. ca. 1870.

169 Main St, ca. 1870
one contributing primary building

Two-story, three-bay, gable-roof wood frame house with one-story, one-bay, side-gable enclosed porch attached to east elevation. Open hip-roofed porch with square posts and scalloped corner braces spans façade. Regular fenestration with vinyl one-over-one replacement sash; asymmetrically placed entrance. Vinyl siding; parged foundation; recently replaced steel roof.

170 Main St, ca. 1870
one contributing primary building

Wing-and-upright, wood frame house with two-story, three-bay, gable-roof main block (three bays deep) and a one-story, side-gable wing projecting from west elevation. House features Greek Revival decorative scheme with corner pilasters on main block; deep frieze with full return; pedimented window frames and recessed main entrance asymmetrically placed on facade flanked by pilasters and capped by square lintel; sidelights set off by narrow pilasters on either side of wood four-panel door. Wing features open porch recessed under roof with a deep cornice matching one on main block. Regular fenestration with two-over-two wood sash set in pedimented frames. Vinyl siding carefully applied to retain decorative scheme. Stone foundation; galvanized metal roof on main block; recent steel roof on wing.

No # Main St (157.3-4-6)
Vacant Lot (not counted)

Park Avenue

102 Park Ave, 1958
United States Post Office
one non-contributing primary building (due to age)

One-story, concrete block building with flat roof and simple stepped parapet; garage bay in western half of façade; entrance to post office near center of façade; single window in east end of facade. Additional windows on east and west elevations.

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**104 Park Ave, ca. 1835
one contributing primary building**

Two-story, two-bay, gable-roof, wood frame house with two story, three-bay, side-gable wing forming a T-plan. One-story flat-roof ell projects from rear (south) of wing. Open hip-roofed porch with squared, tapered columns spans façade and east elevation of wing. Main block features triangular detail in pediment, a full cornice returns and corner pilasters. First story of wing retains pilasters and Greek Revival panels under windows; upper story has simplified decorative scheme with plain boards used to suggest pilasters and partial returns. Regular fenestration with most or all sash replaced with vinyl four-over-four and a few six-over-six examples. Louvered wood shutters; wood clapboard siding; parged foundation; asphalt shingle roof.

**106 Park Ave, ca. 1860
one contributing primary building; one contributing secondary building**

One-and-a-half-story, three-bay, side-gable wood frame house with hip-roofed porch (enclosed on east and glazed on the west) added in the early 1900s. Gabled dormer projects from center of upper-story façade. Main block retains Greek Revival partial cornice returns and frieze band windows with six-light wood casements on facade. Gable dormer on façade features paired one-over-one vinyl replacement sash; glazed porch has large four-light glazed panels; multi-light opening in west elevation gable; a three-sided bay window on east elevation has six-over-six wood sash. Wood clapboard siding; parged foundation; asphalt shingle roof.

Small one-story gable-roof, wood-frame office building with partial cornice returns and wood clapboard siding. ca.1820–40.

**110 Park Ave, ca. 1835
one contributing primary building**

Two-story, three-bay, hip-roofed, wood frame house with later added parapet; open shed-roofed porch with squared posts spans façade. Symmetrical fenestration with mainly one-over-one and two-over-two wood sash; steel door in center. Vinyl siding; banked stone foundation; asphalt shingle roof.

**No # Park Ave (157.3-4-9)
Vacant lot (not counted)**

**No # Park Ave (157.3-4-8)
Vacant lot (not counted)**

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Peck Street (County Road 42)

1008 Peck St (CR 42), 2000

Pole barn (Morton building) featuring truck bay in east elevation and steel siding.

1012 Peck St (CR 42); ca. 1900 one contributing primary building

One-and-a-half-story, three-bay, side-gable wood frame house with shed-roofed dormer spanning facade; foundation banked to rear (southeast) with a cellar entrance protected by a shed roof on east elevation one story below grade. Regular fenestration with one-over-one wood sash; slightly off-center doorway with gable roof supported on angled wood braces. Asphalt shingle siding with raking frieze and corner boards on main body of building; aluminum siding on the dormer; parged foundation; asphalt shingle roof.

1013 Peck St (CR 42); 1897

Hilltop

one contributing primary building; one contributing secondary building; one non-contributing secondary building (due to age)

One-and a-half-story, side-gable wood frame house with intact Shingle Style decorative scheme; one-and-a-half-story rear ell projecting from west elevation. Façade is extended over a deep open porch supported by Tuscan columns set on piers connected by squared spindled railing. Gable dormer with curvilinear detail in tympanum spans east half of façade while a smaller gable dormer with paired windows occupies part of the west façade. Gable ends of main block feature matching curvilinear detail above paired oriel windows supported by curved brackets on west elevation and a three-sided bay window in upper story of east elevation. On east elevation a glazed porch with a gable roof projects below the bay window set under the peak of the upper story. Most window sash replaced with vinyl one-over-one and two-over-one replacements except for small Queen Anne novelty sash with narrow borders and corner blocks. Wood clapboards with corner boards on first story; scalloped wood shingles upstairs. Parged foundation; asphalt shingle roof.

Gable-roof, wood-frame carriage shed with paired beadboard doors. ca. 1915.

Wood-frame shed with low-pitched gable roof; board-and-batten siding. ca. 2000.

1029 Peck St (CR 42); ca. 1835

one contributing primary building; two contributing secondary buildings; two non-contributing secondary buildings (due to age)

Two-story, three-bay, gable-roof wood frame house with one-and-a-half side-gable, three-bay wing forming an L-plan; one-story, enclosed, shed-roofed porch spans most of rear (west) elevation. Greek Revival decorative scheme includes partial cornice returns and deep frieze on both façade and west elevations. Regular fenestration includes an asymmetrically placed main entrance with a Greek Revival entablature featuring pilasters and

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sidelights and a narrow, plain entrance centered on the wing. Open, shed-roofed porch with squared, tapered posts spans wing. Regular fenestration features a variety of window sash—six-over-six wood and one-over-one vinyl. Entrance door features paired oblong glazed upper panels, probably part of an 1870s or 1880s remodeling. Wood clapboard siding; parged foundation; standing seam metal roof. Recent shed-roofed porch on west elevation of main block with squared supports.

One-and-a-half-story, side-gable, wood-frame horse barn on high banked stone foundation; shed-roofed addition set under a roof continuing the angle of the main roof. Barn features Greek Revival frieze and partial returns on main block and a small mow door to the west of the façade. Two upward sliding garage doors located on the east half of façade. Wood clapboard siding; asphalt shingle roof. ca. 1850

Gable-roof, wood-frame outhouse. ca. 1900.

Gable-roof storage shed with T-111 siding and a sliding door in gable. ca. 1980.

Shed-roofed woodshed; vertical wood siding. ca. 2000.

1032 Peck St (CR 42); ca. 1835

one contributing primary building; two contributing secondary buildings; one non-contributing secondary building (due to age)

One-and-a-half-story, five-bay, side-gable wood frame house with two-story, gable-roof rear (east) ell that forms an overall L-plan. An open, nearly flat-roofed porch (added later 1800s) over the center entrance features Italianate posts still in place against the main wall of the front façade; mid-twentieth century iron supports on front corners. House retains symmetrical fenestration with center entrance framed by extended architraves and trimmed with consoles; narrow casement windows in frieze on facade. Variety of sash in openings include six-over-six wood upstairs on north and south elevations of main block and downstairs in east elevation; later one-over-one wood sash in most other openings, all flanked by louvered vinyl shutters. Vinyl siding; stone foundation; asphalt shingle roof.

Barn with battened (possibly later addition) vertical board siding and ground level stone foundation; asphalt shingle roof. ca. 1800–50.

One-and-a-half-bay, gable-roof wagon barn with board-and-batten siding and paired doors spanning first-story facade. ca. 1900.

Side-gable, two-bay automobile garage with pedestrian door in east bay; vinyl siding; steel roof. ca. 1990s.

1039 Peck St (CR 42), ca. 1835

one contributing primary building; one contributing secondary building

Two-story, three-bay, gable-roof, wood frame house with one-and-a-half-story, gable-roof rear (west) ell on banked foundation; open hip-roofed porch (added early 1900s) with squared, tapered columns set on piers joined by squared spindled railing spans facade and east elevation. House retains regular fenestration with

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asymmetrically placed main entrance featuring ca. 1900 door with glazed panel; windows with low pedimented frames contain one-over-one wood sash. First story has flush board siding; upper story clad in wood shingles. Raking frieze and narrow corner boards on both main block and ell. Parged foundation; asphalt shingle roof.

One-and-a-half-story, gable-roof, wood-frame wagon barn with wood clapboard siding, corner boards and raking frieze; clear span interior and asymmetrically placed mow door above. ca. 1850–1880.

1053 Peck St (CR 42), 2015

one non-contributing primary building (due to age); one non-contributing secondary building (due to age)

Single-wide modular house attached by narrow passage to a large one-story, gable-roof wood frame garage built in two sections. Vinyl siding; set on permanent poured concrete foundations; asphalt shingle roof.

Tractor shed clad in T-111 siding. ca. 2000.

1056 Peck St (CR 42), ca. 1835

one contributing primary building; two contributing secondary buildings; two non-contributing secondary buildings (due to age)

One-and-a-half-story, five-bay, side-gable, wood-frame house with shed-roofed lean to spanning rear (southeast) elevation and a one-story, gable-roof ell (added late 1900s). Open shed-roofed porch (added ca. 1900) with square posts and scrolled braces over center entrance which retains Greek Revival pilasters and a lintel hidden by the porch roof. Regular fenestration with one-over-one vinyl replacement sash flanked by louvered vinyl shutters; first-story, east elevation and ell are doubled. Vinyl siding cut to allow Greek Revival corner pilasters and partial cornice returns to remain visible; parged foundation; asphalt shingle roof.

Wood-frame outhouse. ca. 1900.

Wood-frame garage with wood novelty siding near highway. ca. 1930.

Shed-roofed, wood-frame hen house with board-and-batten siding. ca. 1990.

Gable-roof barn with shed-roof projecting along east elevation and board-and-batten siding. ca. 2000.

1064 Peck St (CR 42)

vacant lot (not counted)

1071 Peck St (CR 42), ca. 1835

one contributing primary building; one contributing secondary building

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One-and-a-half-story, gable-roof, wood frame house with its rear (east) elevation extended over a lean to spanning rear wall; retains Greek Revival pilasters, deep frieze and partial cornice returns. West elevation spanned by glazed porch (added ca. 1920) with irregular, quadrupled nine-light casements above low wood shingled wall or railing. House features regular fenestration with vinyl one-over-one replacement sash. Wood shingled siding; stone foundation; asphalt shingle roof.

One-and-a-half-story, gable-roof, wood-frame, stable with partial cornice returns, frieze and corner boards; paired bays in east elevation with horizontally sliding vertical board doors. Three small square windows on east elevation indicate horse stall locations. Wood shingle siding; foundation banked slightly to rear (north). ca. 1850.

1074 Peck St. (CR 42), ca. 1980

one non-contributing primary building (due to age)

One story, modular house with wood clapboard siding and generally regular fenestration. Open gable entrance porch nearly centered on façade.

One-story, two-bay, gable roof wood frame garage with T-111 siding. ca.1980.

1082 Peck St. (CR 42), ca. 1965

one non-contributing primary building (due to age); one non-contributing secondary building (due to age)

Split level wood frame house with center entrance and bow windows.

One story. Gable roof wood frame garage. ca. 1975.

1090 Peck St (CR 42), ca. 1870

Evergreen Cemetery

one contributing site; one non-contributing secondary building

Characteristic rural cemetery with curvilinear pathways lined with hard maple trees and rolling landscape featuring family plots and markers representative of funerary art from the Civil War to the present.

Gable-roof, wood-frame equipment shed with vinyl siding and no windows; paired beadboard doors with Gothic Revival hinges. ca. 1970.

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Summit Street (NY 10)

1363 Summit St (NY 10), ca. 1920

J&H Express Mart

one non-contributing primary building (due to alterations); one non-contributing structure (due to age)

One-story, gable-roof concrete block auto service garage with recently remodeled steel roof featuring full cornice return spanning façade; rear (west) elevation retains more utilitarian earlier appearance as do north and south elevations which feature single-width openings with one-over-one replacement sash. Facade has center entrance with paired steel frame doors and is flanked by tripled windows. All openings have soldiered brick sills and poured concrete lintels and jambs. This appearance dates to latter part of 1900s, when building became a convenience store.

Canopy over gas pumps in front parking area. ca. 2000.

1365 Summit St (NY 10), ca. 1835

one contributing primary building; one non-contributing secondary building (due to age)

One-and-a-half-story, four-bay, side-gable, wood-frame house with lean-to spanning rear (west) elevation; open hip-roofed porch (added early 1900s) with squared, tapered posts set on battered piers joined by a closed railing spanning center two bays of house. A small one-story partially enclosed porch adjoins the north side of the lean-to. House retains regular fenestration with one-over-one vinyl replacement sash in first story and sliding vinyl casements in half-windows under facade eaves; entrance centered between second and third windows and features Queen Anne door with glazed upper panel. Vinyl siding; parged foundation; asphalt shingle roof.

Two-bay, gambrel-roof, wood-frame garage with synthetic siding and doors. ca. 1940.

1367 Summit St (NY 10), ca. 1890

one contributing primary building; one non-contributing secondary building (due to age)

Two-story, cross gable wood-frame house that forms an L-plan footprint; open porch (replaces earlier one) with turned posts and spindled railing spans façade and south elevation where it meets the main block. One-story, gable-roof rear (west) elevation entrance porch with flat-roofed enclosed section (added ca. 2000). House retains regular fenestration with one-over-one vinyl replacement sash flanked by louvered vinyl shutters; decorative peaked windows in attic openings; gable ends retain full cornice returns. Vinyl siding on main body of house but retains deep wood eaves and full returns with decorative wood shingled peaks above. Parged foundation; asphalt shingled roof.

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Gable-roof pole barn ("Morton building") with tall bay at south end of facade; steel siding and roof. ca. 2000.

1368 Summit St (NY 10), ca. 1880
one non-contributing primary building (due to alterations)

Two-story, square-plan, wood frame house with flat roof; one-story gable-roof ell projects from rear (east) elevation. One-story, enclosed hip-roofed porch with T-111 siding spans façade. House retains deep Italianate eaves trimmed with paired scrolled brackets. Vinyl siding; altered fenestration with variety of replacement sash; several openings appear to be covered.

1369 Summit St (NY 10), ca. 1900
one contributing primary building

Two-story, side-gable, wood-frame house with one-story, side-gable, glazed sun porch on south elevation; open gable-roof porch with squared tapered posts centered on façade. Symmetrical fenestration with paired openings on first-story, single openings elsewhere except for six-light wood sash in attic peaks; most sash replaced with vinyl one-over-ones; sun porch retains six-over-one wood sash. Wood shingle siding; parged foundation; asphalt shingle roof.

1372 Summit St (NY 10), ca. 1860
one contributing primary building; one non-contributing secondary building (due to age)

Two-story, three-bay, double-pile, side-gable, wood-frame house with lower, slightly offset, gable-roof ell projecting from east elevation. Two-story glazed porch projects from south elevation. House retains fenestration of mainly single openings with one-over-one vinyl replacement sash; center entrance. Vinyl siding; parged foundation; recently replaced steel roof.

One-story, four-bay, hip-roofed wood frame garage with wood novelty siding and steel roof. Later-added doors slide upwards rather than laterally. ca. 1950s.

1373 Summit St (NY 10), ca. 1890
one contributing primary building

Two-story, cross gable wood-frame T-plan house with open hip-roofed porch featuring replaced turned posts and spindled railing spanning façade and south elevation; one-story enclosed gable-roof west elevation entrance porch. House retains fenestration with one-over-one wood sash in most openings; first-story façade features slightly recessed door with glazed panel balanced by an extra wide window. Wood clapboard siding with corner boards, water table boards and full cornice returns. Stone foundation; recently replaced steel roof. Lot is fronted by a banked stone wall.

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1375 Summit St (NY 10), ca. 1890

one contributing primary building; two contributing secondary buildings; one non-contributing secondary building (due to age)

Two-story, cross gable, T plan wood frame house and lower, two-story gable-roof ell spanning west elevation. Open porch with single brackets under the deep eaves and slender round posts spans façade. House retains Queen Anne decorative scheme with two-story, three-sided bay window on south elevation set under a gable overhang; eave corners trimmed with turned drops; scalloped wood shingles in gable ends; and small brackets trim lower edge of the full cornice returns. Regular fenestration with one-over-one vinyl replacement sash throughout. Wood clapboard siding; parged foundation; recently replaced steel roof.

Gable-roof, wood-frame tool barn with nine-light window in peak. Vertical board siding and deep eaves. ca.1890.

Gable-roof, wood-frame icehouse adjacent to the tool barn. Wood clapboard siding and stacked sawbuck doors. ca.1890–1910.

Wood-frame building set behind icehouse. ca. 1950s.

1379 Summit St (NY 10), ca. 1890

one contributing primary building; one contributing secondary building

Two-story, wood-frame house with irregular Queen Anne roofline capping rectangular plan footprint of main block; slightly lower, gable-roof, two-story ell spans west elevation. Later one-story, two-bay garage extends from the west elevation. Façade features a prominent gable-roof dormer projecting from north half of façade over a shallow two-story, three-bay wing; a small open porch on the second story is recessed under the south corner and above the center entrance. Open shed-roofed porch spans first-story façade. Regular fenestration with one-over-one vinyl replacement sash throughout. Vinyl siding; stone foundation; asphalt shingle roof.

Two-bay, gable-roof wood frame carriage barn with wood clapboard siding. Retains one set of paired doors and a four-light window in peak. ca. 1890.

1382 Summit St (NY 10), ca. 1870

one contributing primary building; one contributing secondary building

Two-story, wood-frame house composed of three-bay, gable-roof main block and two-story side-gable wing on south elevation that spans nearly the entire depth of the main block. A (ca. 1900), two-story, three-sided bay window capped by a gable dormer projects from facade and spans the center and north bay of the three-bay gable main block. The pediment of the dormer features an unusual round-arched motif. An open flat-roofed porch with square posts and enclosed clapboarded railing spans the wing and also the asymmetrically placed entrance in the main block. A shed-roofed lean-to spans the east elevation. House retains regular fenestration with some six-over-six wood sash and later two-over-two and one-over-one wood sash in facade; main entrance door features two round-arched glazed panels in its upper half. Wood clapboard siding with narrow corner boards and frieze. Parged foundation; asphalt shingle roof and recently replaced steel roof on lean-to.

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Gambrel-roof, two-bay wood frame garage with stuccoed walls turned 90 degrees to the highway. Features gable dormers with six-over-one wood sash; six-light wood fixed sash in main body of building. Wood clapboard tympanum and deep eaves. ca.1910.

1383 Summit St (NY 10), ca. 1870

one contributing primary building; one non-contributing secondary building (due to age)

One-and-a-half-story, wood frame house with irregular roofline combining steeply pitched gable, hip-on-gable and hipped components; enclosed shed-roofed porch (recently added) spans entire façade. Retains fenestration with paired and single openings, all with one-over-one vinyl replacement sash. Vinyl siding laid vertically in upper half-story and horizontally on first story; stone foundation; asphalt shingle roof.

Two-bay, gable-roof, wood-frame garage. ca. 1970s.

1388 Summit St (NY 10), ca. 1835

one contributing primary building

Two-story, L plan, wood frame house composed of a three-bay, gable-roof block (north) with two-story, side-gable wing attached to south elevation; one-story, flat-roofed rear (east) service ell (added ca.1880-1900). Open shed-roofed porch spans south elevation; one-story square-plan, flat-roofed service ell abuts southeast corner of the wing. House retains regular fenestration with six-over-six wood sash, although sash in ell are replaced and fenestration on north of gable-roof section has recent casements. Vinyl siding; foundation hidden; asphalt shingle roof.

1389 Summit (NY 10), 1960

one non-contributing primary building (due to age)

One and a half, side-gable wood frame house with shed roof extending over façade to cover an open porch spanning the façade and resting on a concrete block foundation. Regular fenestration with one over one sash.

1393 Summit St (NY 10), 1963

one non-contributing primary building (due to age)

Manufactured house with added gable roof over main block and later shed-roofed enclosed porch spanning length on east elevation; features T-111 siding and one over one vinyl sash on porch.

No# Summit St (157.3-1-36)

vacant lot (not counted)

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**1399 Summit St (NY 10), ca. 1880
one contributing primary building**

Two-story, cross gable wood frame house. Evidence of a hip-roofed porch spanning façade but only deck remains. Regular fenestration with center entrance and mainly two over two wood sash; larger parlor windows with decorative transoms south elevation and south end of facade. Wood clapboard siding.

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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.)

Community Development and Planning

Architecture

Period of Significance

ca. 1805 - 1936

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.)

Jefferson in the town of Jefferson, Schoharie County, New York, is nominated for listing in the National Register of Historic Places under Criterion A for community development and planning as an intact and representative crossroads hamlet within the regional highway network in New York State. The routes intersecting in Jefferson span the divides between the three most prominent watersheds of historic New York trade: the Hudson (via Schoharie Creek and Mohawk River), the Susquehanna, and the Delaware. They connected the interior with the larger Atlantic market. The most important of the roads was the Albany & Delaware Turnpike chartered in 1805. The hamlet was settled mainly by people from New England bringing with them a pattern of nucleated village plans set within a larger landscape being cleared for agriculture. Main Street formed part of the Albany and Delaware Turnpike chartered in 1805. By 1812, a nascent commercial district faced the Military Square (now called the Village Green) set aside for militia drills. Domestic buildings extended the commercial district east and west and faced the Military Square by the mid-1800s. Two churches and the Jefferson Academy also faced the Square. Jefferson retains two historic cemeteries: a settlement-era graveyard north of the area first platted as house lots and a rural cemetery opened in 1869 at the southeastern edge of the hamlet. Tanning and later dairy production formed the hamlet's economic mainstays from the early nineteenth century through the 1930s. Saw milling was important by the Civil War period. Evidence of these industries, save the milldam and pond at the western edge of the hamlet, is largely gone.

Jefferson is also significant under Criteria C for architecture. Its built environment amply represents its development during the first half of the nineteenth century as an important place on a regularly traveled road that connected the watersheds that determined the avenues of trade within the larger Atlantic market. A second round of economic prosperity based on the creamery trade, especially large-scale butter manufacture at the turn of the twentieth century, both preserved much of the hamlet and expanded it beyond its earlier compass. Without the butter interests inaugurated in the mid-1890s through the late 1930s, the hamlet of Jefferson might have suffered the economic erosion experienced in other similar places. Its inventory of historic buildings includes community buildings characteristic of rural hamlets in the region including a Masonic Hall (built 1865) and a Grange Hall (built 1936, reused as a community center). Of at least five religious societies established in Jefferson, two historic period church buildings (Methodist and Presbyterian, the latter now used as a museum, NR listed in 2012) and a rustic chapel remain. The hamlet retains a highly intact brick Georgian Revival high school built in 1936 to supersede an older wood frame union free school. A row of wood-frame commercial buildings constructed in the second quarter of the nineteenth century faces the former Military Square and Main Street. Farther east, two historic service garages built when gasoline supplanted horse-powered transportation stand near the corner of NY 10. The largest share of buildings, however, exemplify the range of mainly vernacular interpretations of domestic architectural tastes from the early 1800s into the mid-1900s. The hamlet also incorporates a small collection of agricultural buildings, among them stables, an icehouse, hay and multi-use barns including the previously National Register listed thirteen-sided barn at the east end of the hamlet (NR listed in 1984). The period of significance begins ca. 1805 with the beginning of settlement mainly platted on a firm plateau of land overlooking the marshy headwaters of Middle Brook and along the Albany and Delaware Turnpike until 1936 when the Jefferson High School was built to consolidate the local district schools.

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Narrative Statement of Significance

Early period, 1790s–1867

Jefferson lies in the Strasburgh Patent, a lopsided rhomboidal tract of 24,760 acres.¹ The patent boundary was surveyed in 1771 in the land rush that ensued after the Line of Property was drawn in 1768 Treaty of Fort Stanwix.² John Butler (1728–96) and several partners acquired the Strasburgh Patent on December 4, 1771.³ Butler was born at New London, Connecticut. Butler moved his family to Fort Hunter on the Mohawk River in 1742, where he became conversant in several Iroquoian languages. As a young man, he joined the Indian Department based at Johnstown and headed by Sir William Johnson. He served as an interpreter and also commanded Iroquois forces during the French and Indian War in the late 1750s. Like many British military officers, Butler acquired portions of patents through the patronage system. He surely understood the Strasburgh Patent's potential commercial value because of its geographic position. In November 1775, a little over a year after Sir William Johnson's death, Butler was sent to Fort Niagara to manage the Indian Department from there. In 1777, he organized a military unit known as Butler's Rangers, which conducted raids throughout the border regions in New York in the Revolution and gained a reputation for ruthlessness.⁴

During the Revolution, John Butler, like many Loyalists, lost their lands by act of the New York legislature. Eventually, the state sold these forfeited lands for badly needed revenue. It appears that the Strasburgh Patent, which comprises much of the present town of Jefferson, was not surveyed into lots for lease or purchase until 1793 by new owners.⁵ The survey was likely undertaken to allow lots to be sold to the flood of New Englanders seeking farmland now made comparatively safe by the end of border warfare. Its plat of nearly square lots of about 120 acres each typifies late eighteenth-century lot surveys. Also characteristically, even

¹ A survey map of the patent and surrounding patents extending east to Schoharie Creek (NYSA_A0273-78_7709_representation 42025) is available via the digital collections of the New York State Archives.

² The Line of Property drawn at a meeting of indigenous peoples from numerous tribal entities and crown officials set a boundary between lands that Europeans could purchase and settle and land that would remain in native hands. The Line extended from the Adirondack Region, down the Unadilla River, and thence through present day Pennsylvania, Ohio, and Kentucky. In New York, the line passed through Iroquois territory. The line made finite the amount of land that could be acquired by European investors and speculators.

³ Mildred L. Bailey, *A History of the Town of Jefferson, 1771–1976* (n.p., n.d.): 3. Bailey states that the patent is recorded in Book 16 of Letters Patent in the New York Office of the Secretary of State. The patent was shown with land in both Schoharie and Delaware counties on John Homer French's *Geological and Land Patent Map of the State of New York* (Syracuse: Robert Pearsall Smith, [1859]. <https://digitalcollections.nypl.org/items/84ea1e10-b88f-0133-4ba1-00505686a51c>). Oddly, French did not include the patent or one with a matching date or name information in his list of colonial patents at pp. 48–52 in his gazetteer published a year later in 1860.

⁴ Information about John Butler gathered from two websites: [https://en.wikipedia.org/wiki/John_Butler_\(pioneer\)](https://en.wikipedia.org/wiki/John_Butler_(pioneer)) and <http://www.freedomtrail.ca/biographies/Butler.html>. Both use the same limited secondary sources, although the former notes that the Butler papers are located at the Brock University Library Digital Repository.

⁵ Bailey, 3. This was not unusual. Survey was costly, and until there were potential buyers or tenants, there was little reason to subdivide patented lands for development.

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though the patent spanned hilly land crossed by numerous streams, the tract was subdivided without regard for topography.⁶

Elkanah Watson (1758–1842) acquired part of the Strasburgh Patent, soon after the survey was completed. Watson, who had traveled extensively in Europe and America and been involved in many commercial interests, including apprenticeship and employment under John Brown of Providence, Rhode Island, moved to Albany in 1789. He soon became part of the banking community, where he also invested speculatively on lands in New York. Watson supported internal improvements including canals, turnpikes and stage lines. He believed in free schools and the importance of agricultural improvement. After he was ousted from the board of the Bank of Albany in 1795 for his radical ideas, he eventually established his own State Bank of Albany in 1803. Its financial success allowed him to retire before 1820. In his retirement he devoted his energy to agricultural improvement, both practical and through the encouragement of county agricultural societies.⁷

Watson sold 16 lots totaling nearly 2,000 acres in the steep hills in the southern division of the Strasburgh Patent (and also present day Jefferson) to Colonel Stephen Judd (1757–1821) of Harpersfield (now in Delaware County) in February 1797.⁸ Subsequent deeds record Judd selling some of these lots and show that he remained in Harpersfield possibly as late as 1802, where he ran a tavern and had acquired considerable land.⁹ A deed dated March 1802 records Judd as a resident of Blenheim, the Schoharie County town from which Jefferson was established in 1803.¹⁰ In January 1803, residents in the western part of Blenheim petitioned the state legislature to become a separate town called Jefferson, a name indicating the local political leaning. Establishing a town offered autonomy over highway development and a degree of local lawmaking.

The newly established town of Jefferson held its first meeting at the house of Stephen Judd on the first day of March 1803. The board passed five ordinances, of which three set rules for grazing livestock. The remaining eight pages of business set highway districts, designated the number of days individuals would work to maintain highways and provisions for new highways.¹¹ This illustrates the overriding importance of routes to connect a community of farmers to markets. While they expected to produce many foodstuffs on their lands, these men — even lawyers, blacksmiths, wagonmakers, doctors and ministers — all expected to earn at least part of their

⁶ David H. Burr, “Map of the County of Schoharie. Published by the Surveyor General pursuant to an Act of the Legislature.” Engr. Rawdon & Clark, Albany; printed Rawdon & Wright, New York. 1829. (<https://www.mapsofthepast.com/schoharie-county-new-york-landowner-map-1829.html>). This map is later, but it illustrates the lotting of the Strasburgh Patent.

⁷ <http://www.nysl.nysed.gov/msscfa/sc13294.htm>. This site offers a brief biography of Watson. The house to which he retired in Essex County, New York, was among the first National Historic Landmarks designated after passage of the National Preservation Act of 1966.

⁸ Book of Deeds B/524. Schoharie, New York: Office of the County Clerk. The lots were 11, 12, 14, 16, 17, 18, 19, 26, 28, 29, 30, 31, 32, 33, 34, and 35.

⁹ William R. Roscoe, History of Schoharie County, New York, with Illustrations and Biographical Sketches of some of its prominent men and pioneers. (Syracuse, New York: D. Mason & Co., 1882): 148.

¹⁰ Book of Deeds A/525. Schoharie County was erected from the much larger entity of Albany County as the number of residents rapidly increased in 1795.

¹¹ Minutes Books of the Town of Jefferson, Vol. 1, page 1. At least one author reports that the first town meeting was held in a barn. This is a common trope, but at least in this instance, it is untrue. A barn would have been a chilly place for such a lengthy meeting.

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livelihoods by trading surplus agricultural production into the commercial network of the Atlantic market in exchange for a variety of desirable manufactured goods and foreign commodities.

The New York State legislature chartered the Albany and Delaware Turnpike on March 2, 1805. Stephen Judd was one of the seven directors listed on the turnpike company's charter issued by the state legislature in the 1805 session. It seems more than mere coincidence that the route passed through both Jefferson, where Judd was gaining prominence and Harpersfield, where he had lived previously and kept a tavern. The Albany and Delaware charter is characteristic of several ambitious corporations intended to assemble major overland trunk routes during the first quarter of the nineteenth century. The route mainly improved existing highways on its passage from the southwest corner of the city of Albany through Westerlo, Rensselaerville, Blenheim and Jefferson. The turnpike entered the town of Jefferson from the east through the town of Blenheim, where the route passed over the summit between the Schoharie Creek and Susquehanna River (via Charlotte Creek) watersheds. The turnpike continued west through the town of Jefferson, passing the Military Square and descended into the Susquehanna River watershed alongside Middle Brook to Harpersfield. Farther west, the route was meant to intersect with the Susquehanna, or Catskill Turnpike, another such route. The latter turnpike was chartered five years earlier than the Albany & Delaware and connected the Hudson River at Catskill with Otego (Otsego County) on the Susquehanna.¹² The entry for Jefferson in Spafford's 1813 Gazetteer of the State of New-York reported that the turnpike "runs W through the central part; and a turnpike from Catskill, winding around the grand curve of the Catsbergs or Catskill mountains, just touches the S end as it enters Harpersfield."¹³

Jefferson developed mainly on Lot 51 and adjacent small parts of 47, 48, and 52 in the Strasburgh Patent. It was platted on a firm plateau of land overlooking the braided marshy headwaters of Middle Brook that wrapped around the settlement north and south. The headwaters gradually collect in a single stream that flows west into the Susquehanna River watershed via Charlotte Creek west of the square. Correlation of deeds and tax maps indicate that the earliest village lots had characteristically narrow highway frontages. Those opposite the Military Square extended as much as 400 feet north before the land slopes into the drainage of the Middle Brook tributary that encloses the hamlet's northwestern edge. West of the small lots facing the Square itself, similarly scaled deep, narrow lots continued a short distance both north and south of Main Street before giving way to larger lots developed as farmland. A walled graveyard donated by Stephen Judd set on a small rise abutting the north lines of properties north of the turnpike was in use by the early 1800s.

The resolution to establish an academy in Jefferson on February 25, 1812 stated the building would be constructed adjoining the Military Square. This shows that this lot, 108 rods square, designated for militia practice preceded the War of 1812 by at least a few months, but probably by a few years.¹⁴ The Albany &

¹² 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): 790. They provide the date of charter and the route delineated.

¹³ Horatio Gates Spafford *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): 216.

¹⁴ Roscoe, 143.

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Delaware Turnpike, now Main Street, runs along the north side of The Square which remains the central spatial feature of the hamlet of Jefferson. It is bounded on the west by Creamery Street, which continues south over the low lying land of the Middle Brook drainage to Peck Street.

Jefferson residents were oriented to the larger culture of their time in their choice of founding institutions. A church and an academy established the new town within the New England traditions. A Presbyterian society formed in 1809. Two years later, the society built a church on The Square, opposite the site of its later church building, now used as the Maple Museum.¹⁵ Many Jefferson settlers grew up in Congregational churches in New England, where this denomination played a central role in communities. In 1801, faced with the problem of forming new church societies on the frontier, Congregationalists joined with Presbyterians to establish new societies in recently settled places. This agreement, known as the Plan of Union, allowed new churches to form under either form of governance and retain ministers trained in either Congregational or Presbyterian seminaries.¹⁶ Comparatively few Congregational societies formed west of New England; Jefferson exemplifies the more common pattern of forming a Presbyterian society.

In 1819, some Jefferson residents organized a Methodist Episcopal society. Until they constructed their own building on East Main Street, they met at various times in the academy building and the Presbyterian church.¹⁷ Methodism was popular throughout recently settled regions, in part because lay preachers were accepted. Trained ministers were often reluctant to leave more settled areas for the backcountry. Preachers rode a “circuit” visiting several societies on a given Sunday. In 1821, the Jefferson Circuit with John Bangs and Henry Ames preaching formed with about 50 preaching places, probably mainly people’s houses.¹⁸ The Jefferson society at length built its own church west of The Square in 1844. The congregation has moved twice since this first building was constructed.¹⁹

The committee to establish the Jefferson Academy met on February 25, 1812. Academies differed from common, or district schools in several ways. They were not supported by a tax levy, so they maintained autonomy over whom and what they taught. Many academies at this time only schooled boys. Since they paid tuition, they generally came from families with means. In general, students were older than those in the common, or district schools. Curriculum included the classics, a variety of sciences and philosophy which set them aside from the “three Rs” that were the mainstay of the common school. For some, academies were preparation for advanced study at one of the growing number of American colleges.

The academy building was a substantial three-story, forty-five feet square structure with a hipped roof capped by a small bell tower. The funds raised locally were augmented by a call for donations in Schoharie, which

¹⁵ Kevin Berner, *Jefferson Then and Now*. Vol. 2 (II) (Jefferson, New York: Jefferson Historical Society, 2018): 7.

¹⁶ https://en.wikipedia.org/wiki/Congregationalism_in_the_United_States. This entry draws on a reliable, if basic, set of texts.

¹⁷ Bailey, 40.

¹⁸ Richtmyer Hubbell, “Town History,” (1914): 5, states that these places were within a 400-mile circumference, which seems unusually large. The diameter of such a circle would be more than 125 mi, so stretching from just west of Albany to Onondaga County, north of the Mohawk River, and south deep into the Catskills.

¹⁹ William R. Phinney, *History of Jefferson Academy Church*. March 1972. (Middleburgh News Press: October 1981): 1.

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raised some additional funds, mainly in small donations of one to ten dollars.²⁰ The building took several years to complete and may have been partially occupied before being fully furnished. One secondary source reports that it opened in 1817, but was not finished until 1822.²¹ It was chartered by the state in 1824 after a dispute the year before over Stephen Judd's will, in which he left land that the directors of the time claimed was overvalued.²² The state agreed to provide some financial support for the institution, even though it was a private entity. The academy drew its student body mainly from Schoharie County, but some came from other parts of New York and even other states. It appears to have been open intermittently and frequently plagued by squabbles among board members over financial difficulties. Until the corporation went under in 1859 and transferred its land title to the common school district, it was an important landmark facing The Square in the hamlet.²³ The present Methodist Church occupies the site.

Spafford's Gazetteer of the State of New-York published in 1824 remarked that the town of Jefferson "can hardly be said to have been settled till within 20 years." He noted that the population was almost entirely drawn from the "Eastern States," or New England.²⁴ These statistics suggest a very homogeneous group of people still developing a local economy in contrast to the long settled, largely German districts east and north in Schoharie County. Finally, the hamlet of Jefferson shared the distinction with other turnpike hamlets in the region of being a post village.²⁵ In 1836 and 1842 the gazetteers of the state counted counted forty-five dwellings and two each of taverns, stores, churches and the academy.²⁶ Disturnell's 1842 gazetteer stated there were 74 students at the academy.²⁷ The number of students peaked at 152 five years later. A number of these attended for only a few months in preparation for qualifying to teach in the common schools.²⁸

In addition to agricultural commodities, the Catskill region was identified by 1800 as a source of hemlock bark used in tanning. Small operations were located along turnpikes in Greene County along the upper Schoharie Creek by 1810. Tanneries required abundant, slow-moving water to submerge the hides in wooden vats. In 1816, a tannery was opened on Middle Brook south of Main Street in Jefferson. In 1820, Zadock Pratt, who soon after established a large operation at his eponymous hamlet and town on Schoharie Creek and several

²⁰ Roscoe, 143.

²¹ Bailey, 115.

²² Journal of the Senate of the State of New York, at their forty-sixth session, etc. (Albany: Cantine & Leake, 1823): 218-9.
https://books.google.com/books?id=6_ZBAQAAMAAJ&pg=PA219&lpg=PA219&dq=colonel+stephen+judd&source=bl&ots=hzaD9UEY9a9&sig=33806JOZLaEWn7BmRb9pa9egikM&hl=en&sa=X&ved=2ahUKewiCmJbWpPzcAhUBca0KHe6eBF0Q6AEwE3oECAMQAQ#v=onepage&q=colonel%20stephen%20judd&f=false

²³ Schoharie Republican: December 8, 1859.

²⁴ All statistics and quotes in this paragraph taken from Horatio Gates Spafford A gazetteer of the state of New York: embracing an ample survey and description of its counties, towns, cities, villages, canals, mountains, lakes, rivers, creeks, and natural topography ... with an appendix.... (Albany, New York: B.D. Packard, 1824): 253-4.

²⁵ Bailey, 107, states the post office was established on March 28, 1819. The United States Postal Service website list of post office establishment dates does not include Jefferson (some are acknowledged as missed), but this date is in line with other villages along the Albany and Delaware and fits with the 1813 gazetteer not noting a post office and the 1824 noting it.

²⁶ Gordon, 697.

²⁷ 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): 30.

²⁸ Bailey, 115.

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satellite tanneries in the surrounding area, allegedly also acquired the Jefferson tannery. Pratt sent John Avery to run it, and within a few years, Avery had purchased the place. He ran the tannery until 1845.²⁹ The sixteen lots Stephen Judd bought from Elkanah Watson in the south part of the Strasburgh Patent offered an ample harvest of hemlock that supplied the vats in the hamlet of Jefferson. Avery was shown holding two properties with dwelling houses in the hamlet on the 1856 map of the county.

Virtually all tanneries in the Catskill Mountain region closed before 1860 as most slopes had been stripped of their hemlock forests. The steep hillsides laid bare by the industry were turned into pasture and hay land. No tanneries were mapped in 1856 in Jefferson as this was the first published map. The open wood vats with rudimentary roofs that comprised tannery operations were notably ephemeral, and there is no above-ground evidence of the industry.

The 1856 Map of Schoharie County surveyed by Wenig and Lorey provides an inset map showing how the hamlet of Jefferson was centered on The Square. The Jefferson Academy occupied a large lot spanning its east end. Five houses, two of which still stand, face north towards The Square on Park Avenue and the Presbyterian meeting house stood on the west side of the open area. The Methodist church was the last building shown at the west end of the hamlet on the north side of Main Street. Three stores, Rag and Merchant's, Child's store and post office and one more lined Main Street on the north side of The Square. The Jefferson House hotel and the residences of R. Merchant, J. Childs and W. Eggleston were also located along Main Street. Rounding out commercial properties, the "Stone Store," was located just south of The Square on the east side of Creamery Street. Five houses lined Main Street west of The Square. Additional houses, most still retaining agricultural outbuildings today, faced Peck Street. A cooper shop stood near the intersection of Peck Street and Creamery Street. Four additional properties were mapped east of Summit Street facing the Albany and Delaware Turnpike. Nearly all of these building sites are still occupied.

The 1866 Beers Atlas of Schoharie County shows that in the decade following the 1856 survey, the hamlet began expanding along Main Street and that spaces that had been open in the streetscape were being filled. The Greek Revival taste popularized in the mid-1830s persisted in rural areas like Jefferson, while a few people constructed new buildings in the Italianate style with its blocky, rectilinear forms; regular fenestration and low roofs with deep, bracketed eaves. On the north side of The Square, Twitchel's hotel was constructed and joined the older Jefferson House. The new Masonic Lodge No. 554 built its hall between the Square and Summit Street in 1865. Opposite, another store and W. Phincle's house were built, both in the earlier Greek Revival style. J.B. Ingraham's harness shop was now the last building going west on the south side of Main Street; the house owned by W.S. Jones was the last building on the north side. J. Galt's large Greek Revival house, not mapped in 1856, stood south of the Presbyterian church. Additional shops—a tin shop, a tailor shop, a wagon shop, and a shoe store also faced The Square. The little gable-roofed tailor shop next to Dr. Wood's house on

²⁹ Roscoe, 146. The hollow on Middle Brook in this region is a very characteristic site for a tannery. The date Roscoe supplies for Pratt's purchase predates his large operation on the Schoharie according to the Zadock Pratt Museum information. There appear to be no deeds filed in Schoharie County by Pratt to substantiate the claim of his involvement in the Jefferson tannery. He resided a considerable distance from the courthouse in Schoharie and may simply not have recorded the deed.

(<https://zadockprattmuseum.com/2016/01/20/tanning-in-the-catskills/>).

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the south side of The Square remains there today. By 1866, new owners expanded the hamlet north along the east side of Summit Street. Rounding out the transportation and tool trade, a blacksmith shop stood south of Middle Brook on Creamery Street. Where the Academy had stood, there were now a new schoolhouse serving District No. 4 and the moved Methodist Church. The latter's location mirrored that of the Presbyterian Church at the southwest corner of The Square.

Early nineteenth century architecture in Jefferson

Few of Jefferson's earliest buildings remain unaltered by later additions or reuse. The gable-roof shop or office on Park Avenue may be the only building in the hamlet to exhibit obvious Federal design proportions and characteristics popular in the first quarter of the nineteenth century. Surviving examples of these diminutive buildings that housed businesses are often examples of taste, expressing the cultivation of their owners. The overall apparent lack of very early buildings in Jefferson may be an expression of an improving economy as the hamlet developed. In Jefferson, buildings dating to the second quarter of the nineteenth century appear to have incorporated several older, smaller buildings as ells and wings in a common regional pattern. While the hamlet prospered, the costs of labor and extraction remained high and these older buildings were serviceable even if old-fashioned and small.

To design and embellish their work, builders in Jefferson may have relied on patterns published by authors like Asher Benjamin (1773–1845) and Minard Lefever (1798–1854). Benjamin, about a generation older than Lefever, prepared earlier books that spread the "Roman," or Federal, taste. Both men published designs drawn from Greek antecedents starting about 1830. These manuals allowed rural practitioners to assemble designs for houses, churches and other buildings.

Several houses on Main Street west of The Square and near the four corners of Peck Street and Summit Street may exemplify this pattern. The large late Victorian house (1309 East Main St) associated with the thirteen-sided barn at the eastern edge of the hamlet allegedly incorporates a small early house. The two-story, five-bay, side-gable house at 129 Main Street may be an example of an unusually large early nineteenth-century house with a Greek Revival update featuring corner pilasters, pedimented window casings and full cornice returns on the main block; its rear ells both retain details characteristic of the earlier style. The one-and-a-half-story, five-bay, side-gable houses located at 1056 and 1071 Peck Street feature Greek Revival decorative schemes with corner pilasters and partial cornice returns that may postdate their original construction. The house at 1071 Peck Street, which belonged to tanner John Avery, features a rear roof extending over a full lean-to that might indicate a house dating to the early settlement period in Jefferson. It features a Greek Revival trim scheme.

Church societies often expressed stylistic taste. We know little of the first Presbyterian Church constructed in 1832, it burned after just four years.³⁰ Its replacement built in 1838 despite a \$700 debt still held from building the previous building features an elegant and symmetrical, if somewhat idiosyncratic, Grecian façade. The new Methodist Church built in 1843 and moved in 1857 to the southeast corner of The Square began as a Greek

³⁰ Bailey, 55, provides the first building date. Berner, II, 7, offers the second.

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Revival building. That building was changed subsequently and provides little hint on the exterior of its original design.³¹

The four commercial buildings (nos. 139, 147, 149, and 151) facing The Square on Main Street all retain evidence of designs conceived in the Greek Revival style. All featured two-story, gable-roof facades; a false parapet was later added to 147 Main Street. Although the façade on 149 Main Street is clad in non-historic finishes, the new materials echo a colonnaded façade surmounted by a heavy full cornice return. 151 Main Street retains its full cornice return and corner pilasters. Its tympanum, with a simple triangular panel set off by moldings, is echoed in the facades of houses at 134 and 136 Main Street. Both houses feature one-story wings that might have been built before the present main blocks of their respective houses. The proportions of the lower rear ells of the four commercial buildings may indicate that these too are earlier structures incorporated into the larger, more stylish, later buildings.

Several domestic buildings embody the pattern of reusing an older building as an ell or wing to a later constructed main block. The house at 1032 Peck Street is a five-bay, side-gable example with a lower rear ell on a high banked stone foundation that might be the oldest section of the building. This house was mapped in 1856; it is associated with an early English barn that would typically have been built by ca. 1825. 137 Main Street is a one-and-a-half-story, gable-roof house with heavy corner pilasters on its main block and partial cornice returns on its flushboard façade. Its one-story rear ell is plainly detailed and rests on a high stone foundation. The gable-roof main block of the house at 217 Creamery Street is very similar to this house; however, it has a two-story wing on a banked foundation set back slightly from the main block façade. The roof indicates that the wing was added, but its appearance suggests it is a reused older building.

The L-plan house form was common in rural areas throughout the region in the second quarter of the century. It concentrated service functions like cooking and laundry away from more formal functions that increasingly required tidiness. The one-and-a-half-story, gable-roof house at 1029 Peck Street retains a recessed Greek Revival entrance flanked by sidelights and pilasters and capped by a narrow transom. This is complemented by partial cornice returns and plain board pilasters on both the main block and slightly lower side-gable service wing. At least two additional examples of this L-plan form are found east of The Square at 164 Main Street and 1326 East Main Street. The L-plan form often marks properties with an agricultural component. The house at 134 Main Street mentioned above is associated with two large outbuildings, a gable-roof horse-and-wagon barn and banked barn with south-facing walkout bays for livestock. The property at 1029 Peck Street retains a stable and wagon barn similarly detailed with partial cornice returns and simple pilasters that parallel the highway.

The two-story, side-gable Masonic Hall (163 Main St) was mapped in 1866 when it was newly built. It was designed to meet the requirements of the fraternal organization and features no upstairs openings in the façade. Its seven-bay, first-story façade retains doors in the second and fifth bays. Plain tympanum moldings cap

³¹ Some sources take the dedication date on January 17, 1844 as the construction date, but Phinney, 2, notes, surely correctly, that it would have been built in 1843. Phinney cites the Christian Advocate article announcing the dedication.

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equally plain full cornice returns on the gable ends and match the gable centered on the façade. The map locates this building at the edge of the developed area of the hamlet.

Improvements and the Progressive Era, ca. 1868–1945

By the late 1860s, the hamlet of Jefferson presented the established appearance of a small commercial hamlet with its mainly Greek Revival wood-frame buildings oriented to The Square. Changes made over the next half-century or so — at least partly due to the influence of some locally prominent and civic-minded people — enhanced its appearance and services.

In 1868, Reuben Shelmadine laid out and opened the new Evergreen Cemetery on the knoll southeast of Middle Brook on the east side of Peck Street.³² Rural cemeteries emerged in the middle decades of the nineteenth century in towns and villages in central and western New York. Earlier, church and community burying grounds were found in densely settled places and family plots were found on individual farms. The Jefferson Evergreen Cemetery superseded the community burial ground donated for public use by Colonel Stephen Judd in the early 1800s.

On March 6, 1872, Dr. A.W. Clark commenced publication of the *Jeffersonian*, a weekly paper that, in the pattern of the time printed both items of local interest and reports drawn from papers published across the nation. The office was located in the Greek Revival commercial building (166 Main St) opposite the Masonic Hall. The *Jeffersonian* and its successor the *Courier*, (its name after Jones and Holms acquired the paper in 1880) offer a record of local event and commentary that ran until 1918.³³

Among the first local items in the *Jeffersonian* was a May notice calling for the removal of cattle from the “village green.” In June, this was extended to include “lumber, old pump logs, shingles, etc.” — all described as “a nuisance, being filthy and indecent.”³⁴ Piles of discarded items on one’s own property and on common or public lands was frequently tolerated until the mid-1800s. Uncontained livestock — so long as the rules set regarding season, age, state of horns, etc., in town meetings early in the century were followed — were also acceptable rather than being egregious. Interestingly, this notice appears to be among the earliest usages of “Green” rather than “Square”. The role of local militias had greatly changed since the Military Square was first set aside as a drill ground, and the open area seemed ripe to function as a small park. Local people quickly adopted the phrase “village green.” Historically, the term implied common grazing land, but in the decade after the Civil War, even in a rural hamlet in the remote Catskill region, the phrase could recall a halcyon, if imaginary, time of national harmony. The village green was enhanced a few years later, in 1879 with a double row of 120 maple trees planted along its perimeter. In 1894 a meeting was called to form a Park Association, and the village green was dubbed Judd Park, which proved an impermanent moniker.³⁵ In 1900, the octagonal

³² Richtmyer Hubbell, “Historical notes,” 15.

³³ Bailey, 84.

³⁴ Hubbell, “Historical notes,” 18.

³⁵ Bailey, 70.

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bandstand at the west end of the village green was erected by Fred Harris. He used plans prepared by George W. Harris.³⁶

Beautification efforts went hand-in-hand in communities large and small with other kinds of civic improvements. Dr. Richtmyer Hubbell (1843–1918) spearheaded educational, communal and sanitary improvements after he returned to Jefferson ca. 1876. Hubbell began his medical studies in the hamlet with Dr. Alfred A. Wood in the early 1860s and served in the Civil War beginning late in 1864. He went on to gain a medical degree in 1866 at the Philadelphia University of Medicine and Surgery.³⁷ Hubbell appears to have been instrumental in passing a temperance ordinance in the town in 1884. He attributed the numerous improvements established over the next thirty years to the citizenry's belief that "it [was] better to put their surplus money in churches, a high school, a first class water system, a cozy little opera house, and other improvements."³⁸ Most of these improvements materialized, if slowly.

By 1878, Hubbell was a trustee of the school district (probably No. 4 located in the hamlet) and called in October for the district to form a union free school. Union free schools were enabled in the 1853 legislative session of the State of New York to allow common school districts to combine to provide a secondary, or high school department. These could exist alongside the common, or district schools, which provided primary education (grades one through eight).³⁹ It took another twenty-one years, but the Jefferson Union Free School was at last constructed at a cost of \$5,000 in 1899 at the northeast corner of the village green. Four years later, in 1903, the Regents agreed to its becoming Jefferson High School District No. 2.⁴⁰ Dr. Hubbell bought the old District No. 4 two-room building and reused it as a blacksmith shop on his farm at the east end of the hamlet.⁴¹

In 1893, the Jefferson Water Works was organized with \$3,000, capitalized by shares priced at \$10 apiece.⁴² The same year the county board acted to form the Jefferson Village Fire District.⁴³ These two civic improvements were often closely related because early water districts were formed primarily to provide enough water during fires. In Jefferson, these two improvements probably set the stage for establishing the creamery that propelled the hamlet's economy into the 1930s.

Possibly through the encouragement of men like Richtmyer Hubbell, people in Jefferson willingly entertained the notion of constructing a creamery. Visitors from Syracuse and Bellows Falls, Vermont, told of the increasing demand for fresh butter over the heavily salted and densely packed article that had prevailed in the

³⁶ Berner, II, 10.

³⁷ Bailey 103–4. Hubbell's alma mater existed only from 1860 to 1875 as a chartered institution. Its curriculum followed the model of Eclectic Medicine, which focused on botanical remedies. It was absorbed by the University of Pennsylvania Medical College. (<https://archives.upenn.edu/exhibits/penn-history/medical-history/extinct/#eclectic2>; retrieved December 1, 2024)

³⁸ Hubbell, "Town History", 1914, 2.

³⁹ "Ed Management Services, School District Organization." (https://www.p12.nysed.gov/mgtserv/sch_dist_org/GuideToReorganizationOfSchoolDistricts.htm.; retrieved December 1, 2024)

⁴⁰ Hubbell, High School History, manuscript, 8. (Jefferson Historical Society collections)

⁴¹ Bailey, 114. This may be an outbuilding setback behind the house and barn.

⁴² Bailey, 179.

⁴³ Bailey, 63.

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world trade for many decades. The latter, if properly worked and packed, could survive tropical heat and was a staple of mariners' diets the world over. When a new creamery was proposed, 41 out of 45 shares sold at \$10 apiece by the end of 1895. This raised nearly all the estimated cost. The company — J. D. Clegg, J. H. Hartwell, Fenton Craft, George W. Harris, and J. J. Fuller — bought property on the north bank of Middle Brook on what was soon renamed Creamery Street and construction began in February 1896. (This is the site of the present firehouse.) This allowed the plant to be ready to receive milk when the cows came in that spring.

A Wisconsin man, N. H. Dickinson, arrived to manage the operation on April 23rd and a week later 31 patrons delivered milk to the creamery. On the second Monday in June, 45 patrons were recorded and 1,000 pounds of butter churned in the large water-powered machines.⁴⁴ Within a few years, in peak production periods in summer, the creamery was receiving 14,000 pounds of milk a day and could produce 7,000 pounds of butter.

Dr. Hubbell became a milk producer in his own right in 1896. He built the distinctive thirteen-sided wood frame dairy barn (NR listed in 1984) with stables attached. The farm is located at the east end of the hamlet and Dr. Hubbell greatly enlarged the early nineteenth century dwelling, turning it into an unusual and stylish Queen Anne house (1309 East Main St), as distinctive as the barn. Two years later, in 1898, with Hubbell as treasurer, the Jefferson creamery was recorded as one of the largest in the county. In September 1899, Sheffield Farms, which owned the Bloomville creamery in the nearby town of Kortright (Delaware County), bought the Jefferson plant.⁴⁵ Jefferson's location allowed it to sell its product into New York City via the rail network that ran through the valleys of Delaware County.

As the century turned, Jefferson's economy was renewed. In the issue published May 30, 1901, the *Courier* mused that, "Four stages leave here every morning; 3 or 4 meat wagons leave about the same time; a bakery wagon, grocery wagon; freight wagons, etc., mingle with the rest and in the mix up with the milk wagons coming and going to two creameries and general traffic, it makes one think of city life."⁴⁶ In addition to the creamery, a large sawmill operated at the western edge of the hamlet using power generated through the sizable impoundment of water on Middle Brook. It seems likely that much of the lumber used in this period was prepared here. (Later, the associated Italianate house (102 Main St) became a restaurant and resort in the mid-1900s; the pond survives and the house has recently reopened as a hotel and restaurant.)

A decade later, in 1911, George Harris received the contract to build a town hall at the southwest corner of the village green on the site of the old firehouse.⁴⁷ This fulfilled another of Dr. Hubbell's progressive goals. Hubbell learned of a provision by the state legislature allowing towns to raise funds through the tax levy to build town meeting places. He further found that women were allowed to vote on such propositions. In Jefferson, forty-five women voted in favor and carried the proposition.⁴⁸ It seems likely that the village

⁴⁴ Bailey, 8–9.

⁴⁵ Bailey 9–10.

⁴⁶ Bailey, 185.

⁴⁷ Bailey, 64.

⁴⁸ Hubbell, "Response to toast at Banquet at opening of Jefferson's Town Hall and Opera House," 1. Manuscript. (Jefferson Historical Society Collections)

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improvement society organized the same year was tied to this project, although it is clear from the list of activities they undertook, women had been agitating since 1872 when the call was issued to clean up the village green. Hubbell toasted the ladies in his dedication of lamps placed around the park by the society:

*A word to the Ladies. In looking back I find that the preservation, protection, and beautifying of this park [the village green] is largely due to the ladies. It was at their demand that the cattle, wood, and other obstructions were driven from the park. The ladies vote carried the resolution to build the town hall. A lady suggested the town clock. They planted and protected the flowers. Their efforts raised the funds that places these beautiful lamps around us tonight.*⁴⁹

The town hall, which included meeting rooms and an opera house, was comfortably furnished and centrally heated. It served the town until 1958, when it was demolished and replaced with the concrete block building that houses the present post office.

The strong economy continued into the 1910s. Local prosperity supported the addition of a new veranda supported by Tuscan columns to the façade of the Masonic Hall in 1913. The hall itself was repainted and a new concrete sidewalk laid along the street frontage.⁵⁰ In 1914, C.S. Thompson from New Jersey opened the Farmers Cooperative Creamery on East Main Street approximately opposite the present brick high school. This operation shipped cream, whole milk, some skimmed milk, butter, both cottage and bakers cheese. Two years later Sheffield Farms acquired it, thereby retrieving its monopoly on regional production.⁵¹ By the late 1910s, the strife over milk pricing that led to strikes in many parts of the state was also felt in Jefferson. The Dairymen's League, a cooperative organization founded to combat diminished earnings, organized a branch in Jefferson in 1918 after 60 farmers with 863 cows signed up to send their milk to market via the League in April of the previous year. There was further wrangling over milk pricing with Sheffield Farms in 1918. The League took over the Sheffield Farms operation ca. 1920. The League creamery continued operations until the late 1930s, when the Grange League Federation (GLF) took over.⁵²

The founding of Ramona Grange No. 1294 in January 1913 reflects a keen interest among people in Jefferson about the many aspects of rural life in America. The society met in people's houses and other locations until it purchased salvaged building materials from the Morseville Methodist Church (dismantled 1935) and built its own hall in 1936. This still stands; it is now used for senior citizen activities.⁵³ Churches like the one at Morseville experienced financial difficulties as congregations diminished in the first half of the twentieth century. The Presbyterian congregation in Jefferson merged with the Methodists in 1923. The Presbyterian church building was acquired by the American Legion and used for a variety of activities in the hamlet.⁵⁴ It is now maintained as the Maple Museum by the Jefferson Historical Society, which leases it from the town.

⁴⁹ Hubbell, "Town Park History," 10. This an unusually early example of women participating in an election in New York.

⁵⁰ Bailey, 95.

⁵¹ Bailey, 11.

⁵² Bailey, 10–11.

⁵³ Bailey, 98.

⁵⁴ Bailey, 41.

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The town of Jefferson formed a central school district that extended beyond the hamlet to include children attending district schools in the surrounding area in 1935.⁵⁵ The NYS Board of Education encouraged centralization to raise the overall quality of education offered in rural areas through an economy of scale that allowed the construction of modern facilities. In the 1930s, throughout much of rural New York State, most children attended school in draughty one-room common schools heated by stoves and without indoor plumbing. The level of instructor education had risen considerably with the development of normal schools, but teacher turnover rates were high. With the rapid increase in gasoline-powered vehicles during the 1920s, students could be transported by bus to centralized locations. Jefferson was one of many rural districts throughout the region that centralized in the 1930s to overcome circumstances believed to be obstacles to academic achievement.

Possibly because Jefferson's creameries were so well established and supplied, the hamlet appears to have been insulated from the general trend of agricultural recession in high elevation locales. Although no railroad superseded the old turnpike routes and highways in Jefferson, the highways that met there were still considered important through-routes over the summits dividing travel corridors tied to three watersheds. By 1930, the state highway department codified their utility when it adopted East Main Street and Summit Street as sections of NY 10. Two service garages facing the route were built in this era. They represent the shift from horse-powered transportation to gasoline during the first three decades of the twentieth century.

Later nineteenth century architecture in Jefferson

In the post-Civil War period, the taste for more strictly designed classical forms and details faded into Romantic Revival styles. Rural villages favored the blocky forms, low-pitched roofs and heavy bracketed cornices of the Italianate over the less rectilinear Gothic Revival popularized by Andrew Jackson Downing in the 1840s. In the rural areas of central New York, however, people were slow to adopt either taste. Many cultural factors and at least one technological one may have contributed to this. By the 1860s, populations in these places were aging and falling as younger people moved west to urban areas pursuing economic opportunity. Many of those who remained probably retained the classically derived aesthetics of their youth and those who worked in the building trades used tools made to suit earlier design and detail. Jefferson's built environment indicates a lull in new construction during the 1870s with gradually renewed activity in the late 1880s. New construction accelerated in the 1890s and continued into the early twentieth century. Thus, Italianate forms and details are lightly represented. In areas of the hamlet developed in the late nineteenth century, eclectic tastes popular by that time are easily identified.

In Jefferson, houses with fully expressed Italianate designs are all found west of The Square on Main Street where the hamlet first expanded beyond its initial nucleus. Beginning at the west end, the five-bay, T-plan house (102 Main St) associated with the mill pond features deep eaves supported by brackets. Its frieze composed of bas-relief vertical splats is unusual. Projecting bays match the main roof and the center entrance features a characteristic deep transom. The square windows are capped by heavy layered moldings typical of Italianate details. The present broad veranda replaces an earlier example.

⁵⁵ Bailey, 114.

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The massing of the two-story, five-bay house at 120 Main Street may indicate that this house was updated rather than built anew. It features an Italianate cornice of single brackets applied to a plain frieze and squared, three-sided bay windows on the east and west elevations. The two-story, three-bay house (121 Main St) on the north side of the street, has an elaborate cornice with scrolled brackets alternating with oval lozenges applied to a deep frieze and uses a more typically Italianate L-plan footprint with a sizable rear ell. Like 120 Main Street, it incorporates a two-story, three-side squared bay window on the east elevation. The rooflines of both houses appear to have been altered ca. 1900. The first house has a steeply pitched hipped roof clad in slate. The second has an even more steeply pitched roof with flared eaves and gabled dormers with flared eaves.

Moving east, 126 Main Street is a plainly built four-bay house with deep eaves and paired scrolled brackets. These are matched at smaller scale on the veranda spanning the façade. This house might have been built as multi-unit worker accommodation, possibly associated with the mill. A large square-plan house (138 Main St) with four bays on both elevations and the façade has a cross-gabled roof trimmed with paired brackets. It occupies the prominent corner lot at Creamery Street opposite the northwest corner of The Square. Its capacious hip-roofed porch wrapping the façade and east elevation was partially glazed in the early twentieth century.

The house at 161 Main Street features the common three-bay, square-plan configuration used for many Italianate-era houses. A prominent two-story, three-sided, squared bay window projects from the west half of the façade and is matched by a one-story bay window on the east elevation. The house features a deep frieze with single brackets alternating with oblong lozenges. The frieze is matched at smaller scale on the veranda. The houses at 167 and 169 Main Street may have been similar in general plan and basic fenestration to 161 when built but recent changes using non-historic materials mask and alter their earlier appearances. The house at 161 has a later (ca. 1915) steeply pitched pyramidal roof; those at 167 and 169 have gable-roofs that might be later additions. The low-pitched and flat roofs commonly used in Italianate design can lead to drainage troubles if not properly cared for.

The utility of the L-plan form common in rural Greek Revival-era houses persisted into the third quarter of the nineteenth century, both as an additive plan to increase living space and as a newly constructed building. Jefferson retains examples that indicate both patterns in their decorative schemes and rooflines. The house at 159 Main Street exemplifies that additive plan and features a bold raking frieze with large paired Italianate brackets and a still later open Queen Anne porch with elaborate spindled arches above entrances to both the gable-roof and side-gable blocks. The house at 1355 East Main Street features an L-plan with a low-hipped roof, a roof profile gradually popularized by the Italianate style in the 1860s and 1870s in the region. Its three-bay, square-plan main block represents the shift in massing characteristic of the later style.

Even before Richtmyer Hubbell returned to Jefferson, the Methodist congregation undertook the first of several remodelings and expansions of its building at the southeast corner of The Square in 1869. The old-fashioned galleries were removed and a foyer was added to the west façade. A new belfry housed a bell bought in Troy for

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\$400.⁵⁶ After Hubbell joined the congregation, they completed a replastering project reported by the Courier on October 20, 1880.⁵⁷ A much more comprehensive remodeling was undertaken in 1892 and the building, even with a subsequent move north to the corner of Main Street and further additions, still represents this later remodeling. Its traditional meetinghouse plan with the altar and pulpit centered at one end and the entrance centered at the other with the side elevations containing vertically oriented windows, was reconfigured.

By the early 1890s, new Methodist Churches were frequently built with the entrance through a corner bell tower and the pulpit in the opposite corner. Seating on gently sloped floors from the rear corner to the front was arranged in curves to allow all congregants to hear and see the service. Fully developed churches included a Sunday school room adjoining the main church hall. Sliding doors or sometimes even stained glass panels hung as window sash on weighted chains, provided an easily opened barrier to allow the Sunday school attendees to join in parts of the church service. The exterior of the Jefferson church reflects the interior reorientation in its fenestration with large new doors at the base of the tower and matching windows on the west and north elevations that form the side walls of the sanctuary.⁵⁸

In between these two phases at the Methodist Episcopal Church on the green, a Free Methodist congregation built the neatly designed rustic chapel at the east end of the hamlet in 1880. The Shelmandine sisters were instrumental in its construction. It was used mainly in the summer season and many camp meetings were held there into the early twentieth century.⁵⁹ Although it is now more than 50 years since it was used as a church, the chapel retains its shingled exterior, fenestration and diminutive belfry.

Although the creamery buildings are long gone — replaced by the present firehouse — Jefferson's built environment retains ample physical evidence of its effect on the local economy. Nearly a dozen Queen Anne houses were built at the periphery of the hamlet as the local economy boomed. All of these houses (115, 119, 130, and 131 Main Street; 1367, 1373, 1375, 1379, and 1383 Summit Street; and 1322, 1324, 1347, 1348, and 1349 East Main Street) illustrate the exuberant range of decorative details popular in this period. These include surfaces articulated with varied shingles, panels and belt coursing; novelty windows with leaded or stained glass; towers and rooflines featuring flared eaves, dormer windows and cross-gabled designs. Most of these houses retain open porches spanning part or all of the facade. Several retain carriage barns that coordinate with the main house. As a group, they represent a level of prosperity unusual in a small hamlet high in the Catskills at the turn of the twentieth century.

In addition to new construction, owners of earlier houses made updates. The most common alteration was the addition of an ample open porch with spindled railings. Some of these were glazed in the 1910s and 1920s to create enclosed three-season spaces like the one at 138 Main Street. In addition to his great expansion and

⁵⁶ Bailey, 40.

⁵⁷ Bailey, 184.

⁵⁸ Phinney, 7.

⁵⁹ Bailey, 39. Summer visitors are a topic barely mentioned, but it appears that there was a summer trade in Jefferson as there was in many other Catskill communities in the late 1800s.

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eclectic remodeling of the farmhouse at 1309 East Main Street, Dr. Hubbell built a large house with Shingle-style and Queen Anne details roughly opposite the present site of the Methodist Church in the village.

A handful of slightly later, Craftsman-influenced houses are found near the intersection of East Main Street and Summit Street. The one-and-a-half-story house at 1365 Summit Street retains its four-bay side-gable form and open porch with squared, tapered columns spanning part of the façade. A two-story, three-bay example (1369 Summit St) with a glazed porch on its gable is two doors farther north. The two-story, five-bay, side-gable house (1356 East Main St) at the corner of East Main Street and Summit Street features a glazed Craftsman porch with tapered columns. A gambrel-roof example stands at 1345 East Main Street. A small bungalow fills a lot at 153 Main Street. The most detailed and intact example of this taste in Jefferson is called Hilltop. Built in 1899, it overlooks the hamlet from 1013 Peck Street and represents the blending of earlier Queen Anne details with new Craftsman design ideas.

By the 1920s, few if any houses were being built in Jefferson. There are, however, two service garages built in this era and a house associated with the service garage on East Main Street. The one-story, gable-roof, concrete block building (1363 Summit St) at the northwest corner of the intersection now used as a convenience store is a characteristic example of the early service garages in form, material and fenestration. The East End garage on the south side of East Main Street nearly opposite the brick school began as a carriage barn, which was replaced with the present concrete block building featuring a Moderne parapet. While both buildings have recent additions — the corner property features a roof replaced with non-historic materials and the East End has later additions — both are easily recognized as transportation-related buildings of the early gasoline era that retain their original function.

Finally, the Jefferson Central School was constructed in 1936. The Works Progress Administration (WPA) organized by the Franklin D. Roosevelt administration supported the design and construction of new schools. It seems likely, but it is not documented, that the Georgian Revival brick school built on Main Street in 1936 was supported in this manner. The new central schools are nearly all two-story masonry buildings. Brick was more common than stone and Georgian Revival was the most popular design, although there are Moderne examples such as the one at Schenevus (town of Maryland, Otsego County) and Tudor Revival examples such as at Roxbury in Delaware County. When built, the Jefferson brick school did not incorporate elementary classrooms, which remained in the old wood frame union free school adjacent to the village green. The latter building was demolished in the mid-1950s after additions were made to the brick school in 1952–53 to house the elementary grades.⁶⁰ In 1957, the Methodist Church was moved north to the site of the old union free school and placed on a basement housing a kitchen and meeting hall.⁶¹ The construction of the school in 1936 marked the end of the last major period of development within the district. Although modern infill exists in certain places throughout the district, this construction cannot be attributed to substantial community growth during that time.

⁶⁰ Berner, II, 5.

⁶¹ Berner, II, 13.

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Post-War, 1945–present

The built environment in Jefferson suggests that the economic decline of the 1930s continued after World War II. Almost no buildings in the hamlet of Jefferson postdate 1940. While many think of the postwar years as a boom time, remote rural communities felt keenly the effects of urbanization and suburbanization. Rapid industrial growth offered young rural people opportunities elsewhere as the application of the industrial models to agriculture made it increasingly difficult for people on small, often remote and high elevation holdings to compete. The overall lack of new construction — both complete buildings or stylistic updates — in Jefferson suggest gradual population loss that made new houses unnecessary and economic constriction that made the cash required to alter an old one scarce. Some earlier building sites were reused. A concrete block building constructed in 1958 on the town hall site houses the post office. A new firehouse and hall were built in the 1980s on the site of the creamery on Creamery Street. Two ranch houses with simplified designs were built in the latter half of the twentieth century on sizable subdivisions on Peck Street west of Evergreen Cemetery. The present Baptist church building on East Main Street replaces one that burned. Diminished commercial activity has led to the shuttering or reduced use of the Greek Revival stores and hotel facing Main Street.

Despite economic hardship, Jefferson's built environment retains a high degree of historic integrity representative of its historic development and use. Its military square, known as the village green by the last quarter of the nineteenth century, is an unusual feature in central New York State. Main streets composed entirely of wood frame buildings predating the Civil War are unusual survivors as many succumbed to conflagration by the early twentieth century. The hamlet's residential buildings illustrate historic and characteristic patterns of construction and renovation extending through the early twentieth century. The hamlet is set within a physical context with immediate surroundings of open land — mainly disused farmland marked by historic farmstead buildings — and the extensive wetlands flanking Middle Brook. This inner setting is nestled within steep hillsides cloaked once again in forests that have overtaken land cleared for bark, grazing, and cultivation.

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- French, J.H. 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.
- Gordon, Thomas F. 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.
- Jefferson, Town of. Town Minutes Books (Volumes 1803 to present). Jefferson, New York: Town Offices.
- 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.
- . A gazetteer of the state of New York: embracing an ample survey and description of its counties, towns, cities, villages, canals, mountains, lakes, rivers, creeks, and natural topography ... with an appendix.... Albany, New York: B.D. Packard, 1824.

DRAFT Jefferson Historic District
Name of Property

Schoharie County, NY
County and State

Secondary sources

Bailey, Mildred L. A History of the Town of Jefferson, 1771–1976. (n.p., n.d).

Barber, John Warner, and Henry Howe. Historical Collections of the State of New York. New York: by the authors, 1846. (archive.org)

Berner, Kevin. Jefferson Then and Now. Volume 1. Jefferson, New York: Jefferson Historical Society, 2014.
———. Jefferson Then and Now. Volume 2 (Draft). Jefferson, New York: Jefferson Historical Society, 2018.

Cooperstown Graduate Program Class of 1989, Building Citizens: A history of public schools in Otsego County (Cooperstown, New York: Smithy-Pioneer Gallery Publications, [1988].

Griffin, Charles D. A History of Stamford. Stamford, New York: Stamford Historical Society, 1988.

Hubbell, Richtmyer. “History of the Jefferson High School. Addressed prepared for the graduating exercises, June 23, 1915, by Dr. R. Hubbell, president of the school board.” Manuscript (photocopy). (Richmondville, New York: Collection of Town Historian, Kevin Berner)

———. “Town of Jefferson.” Typescript. (Richmondville, New York: Collection of Town Historian, Kevin Berner). Appears to have been typed by Mildred L. Bailey.

———. [Address for dedication of “The Judd Park, Its donor, and value to our village”]. August 5, 1911. Manuscript (photocopy). (Richmondville, New York: Collection of Town Historian, Kevin Berner)

———. “Jefferson Town Hall, its History,” Response to toast at Banquet at opening of Jefferson’s town Hall and Opera house, February 22, 1912. Typescript. (Richmondville, New York: Collection of Town Historian, Kevin Berner)

———. “Local History.” Presented October 1914. Manuscript (photocopy). (Richmondville, New York: Collection of Town Historian, Kevin Berner)

Phinney, William R. History of Jefferson Academy Church. March 1972. Middleburgh News Press: October 1981.

Roscoe, William E. History of Schoharie County, New York, with Illustrations and Biographical Sketches of some of its prominent men and pioneers. Syracuse, New York: D. Mason & Co., 1882.

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): 20NR00025

10. Geographical Data

DRAFT Jefferson Historic District
Name of Property

Schoharie County, NY
County and State

Acreage of Property 209.24 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 42.485413 | Longitude: -74.611384 |
| 2. Latitude: 42.483348 | Longitude: -74.603143 |
| 3. Latitude: 42.479112 | Longitude: -74.605091 |
| 4. Latitude: 42.474686 | Longitude: -74.614887 |
| 5. Latitude: 42.476615 | Longitude: -74.622648 |
| 6. Latitude: 42.481829 | Longitude: -74.616995 |

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 nomination boundary encompasses the portion of Jefferson that was developed for commercial, civic, religious, and residential use during period of significance. The attached maps delineate the historic district boundaries.

11. Form Prepared By

name/title Jessie Ravage
organization Independent research and preservation consultant date December 2024
street & number 34 Delaware St telephone 607-435-3798
city or town Cooperstown state NY zip code 13326
e-mail jravage@stny.rr.com

DRAFT Jefferson Historic District
Name of Property

Schoharie County, NY
County and State

Additional Documentation

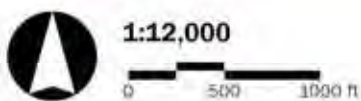
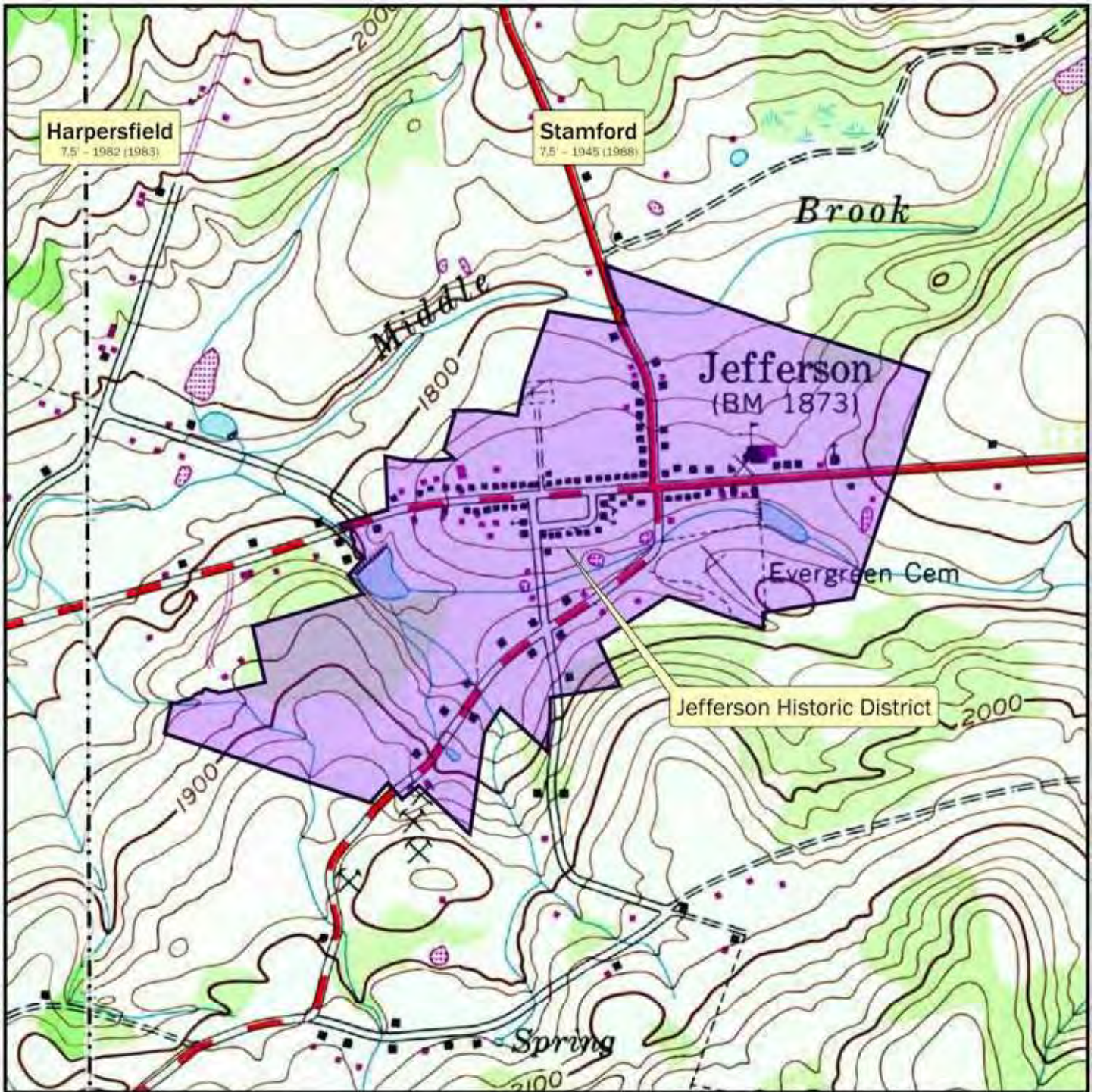
Submit the following items with the completed form:


- **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.)

DRAFT Jefferson Historic District
Name of Property

Schoharie County, NY
County and State



 Jefferson Historic District



Projection: WGS 1984 UTM Zone 18N

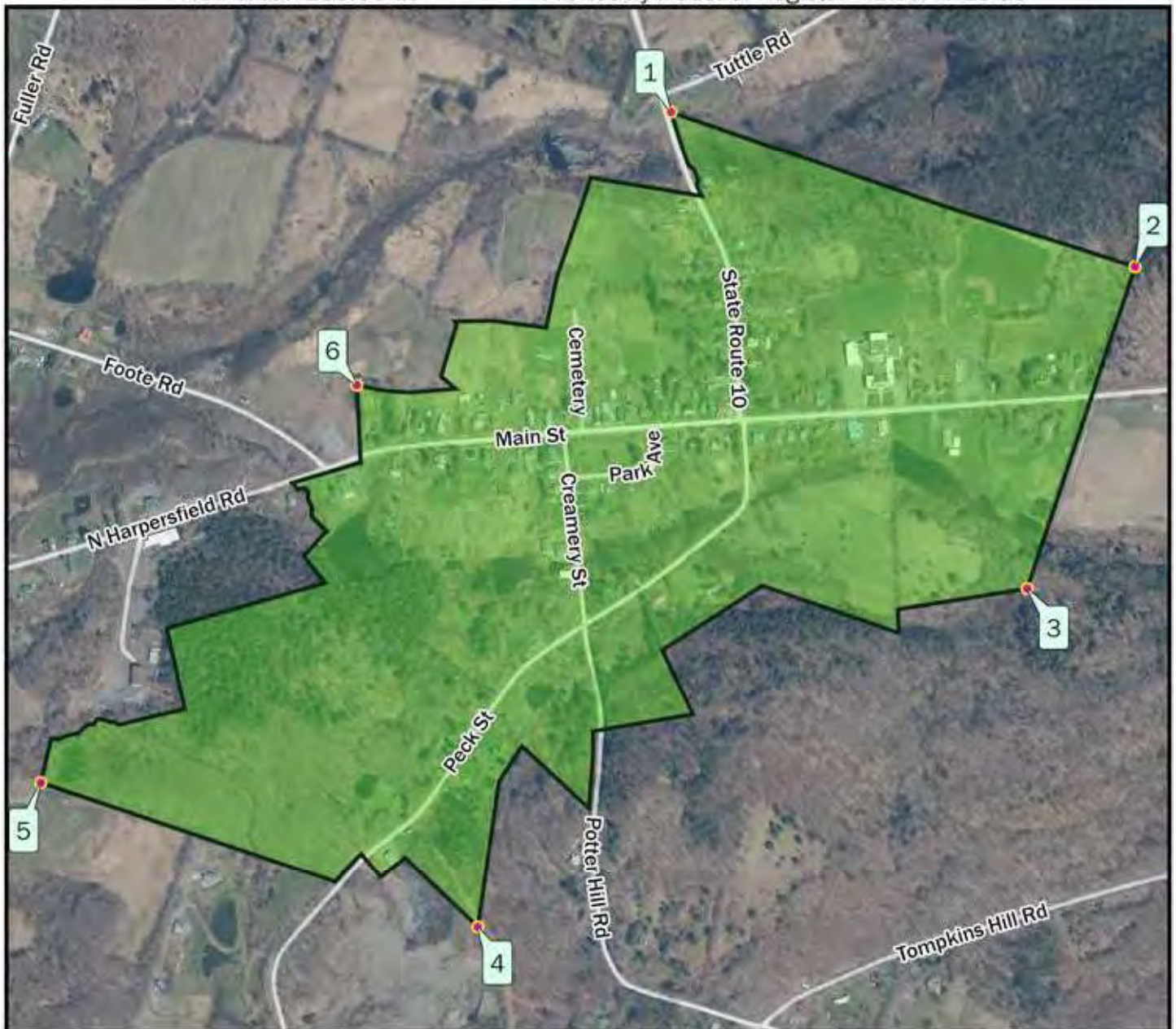
Mapped 02/11/2025 by Matthew W. Shepherd, NYSHPD

DRAFT Jefferson Historic District
 Name of Property

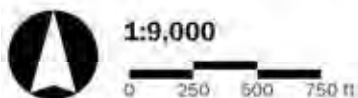
Schoharie County, NY
 County and State

New area: 208.95 ac

Previously National Register-listed: 0.29 ac



Point	Latitude	Longitude	Point	Latitude	Longitude	Point	Latitude	Longitude
1	42.485413	-74.611384	3	42.479112	-74.605091	5	42.476615	-74.622648
2	42.483348	-74.603143	4	42.474686	-74.614887	6	42.481829	-74.616995



 Nomination Boundary (209.24 ac)



Projection: WGS 1984 UTM Zone 18N

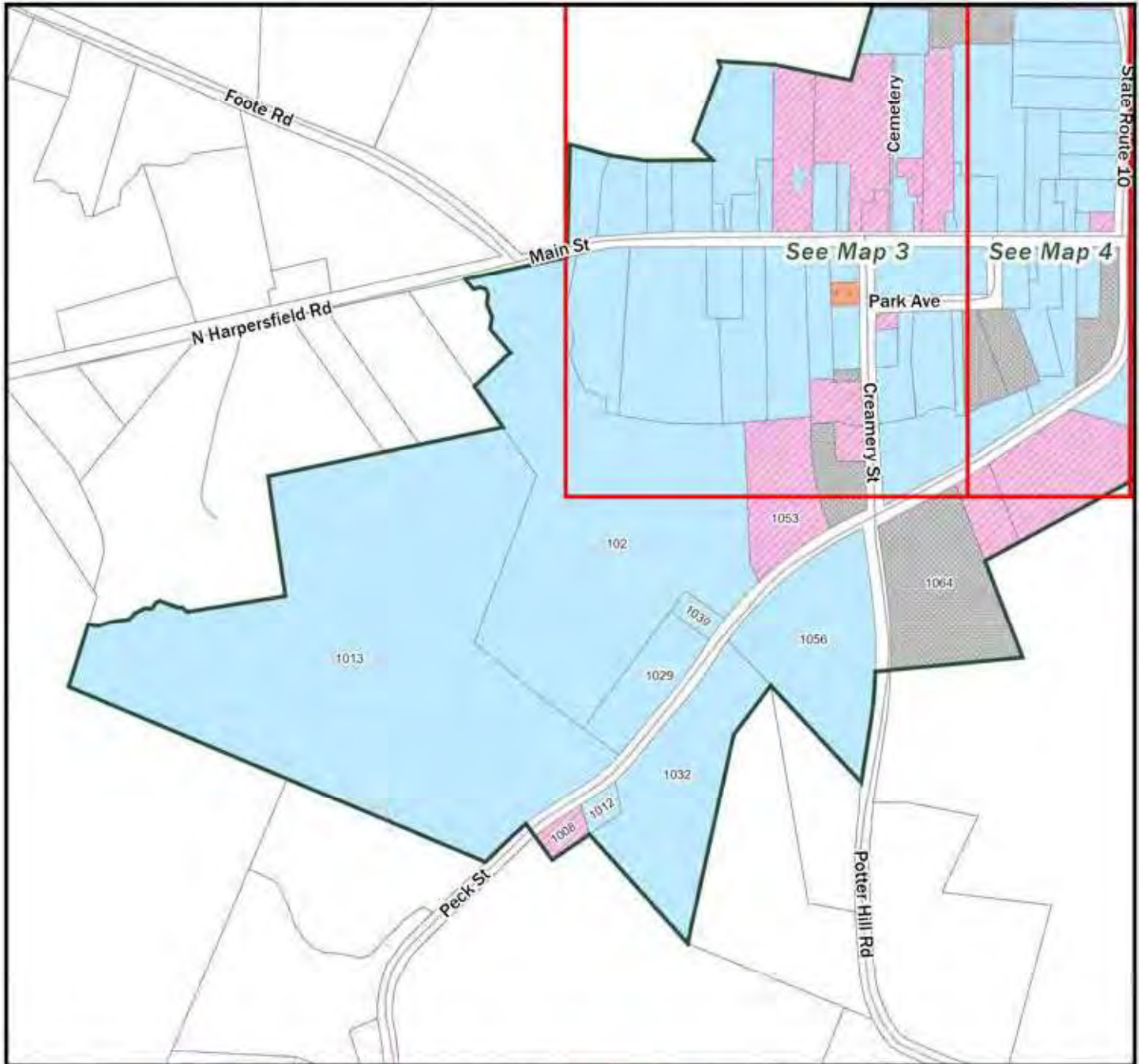
New York State Orthoimagery Year: 2021

Mapped 02/11/2025 by Matthew W. Shepherd, NYSHPD

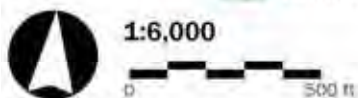
DRAFT Jefferson Historic District
Name of Property

Schoharie County, NY
County and State

Parcel Status Map 1 of 4 (Overview West)
See Resource List for details



Contributing Non-Contributing Previously NR-Listed Vacant



Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Schoharie County Parcel Year: 2023

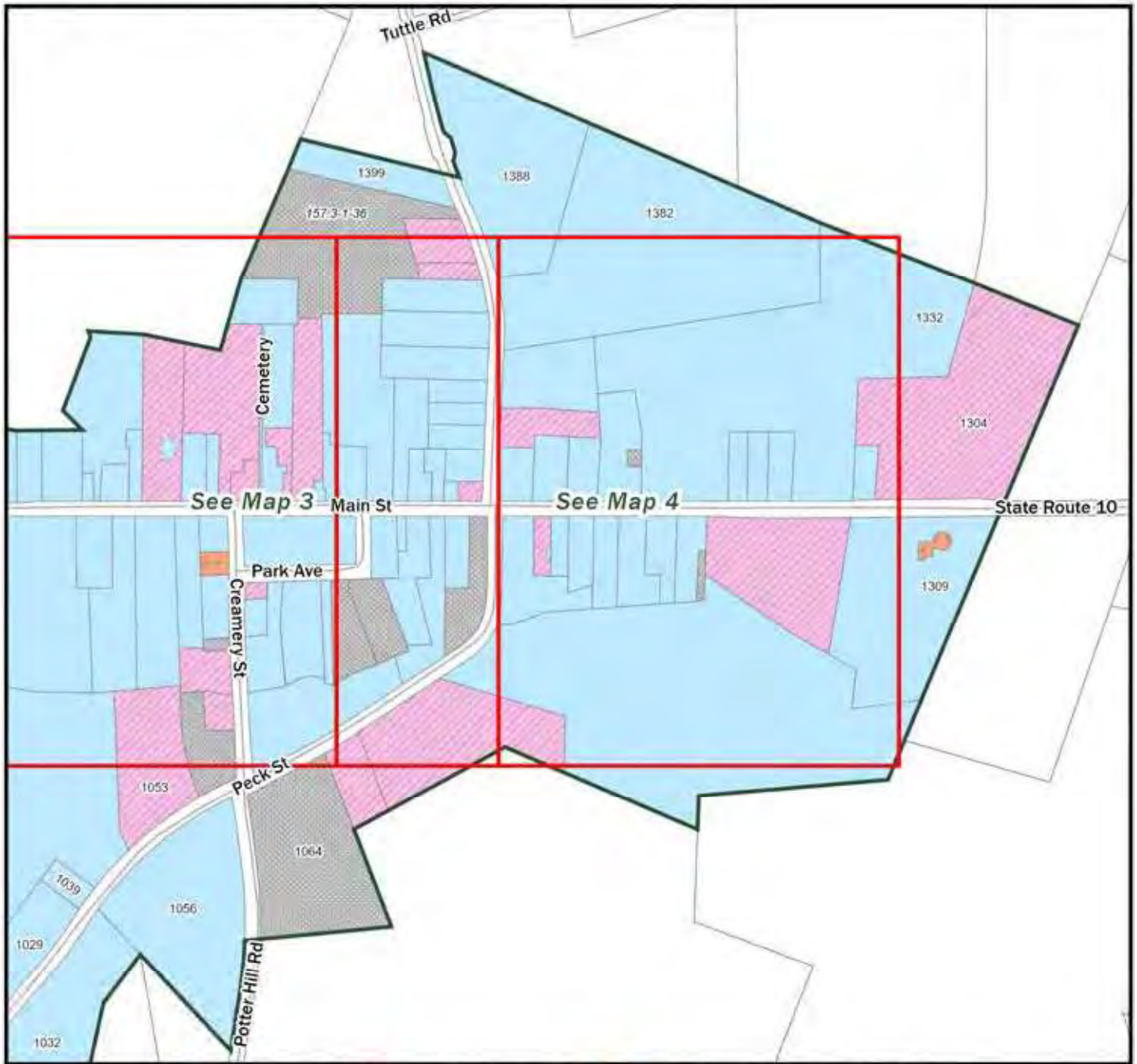
Mapped 02/11/2025 by Matthew W. Shepherd, NYSHPO

DRAFT Jefferson Historic District

Schoharie County, NY
County and State

Name of Property

Parcel Status Map 2 of 4 (Overview East)
See Resource List for details



Contributing Non-Contributing Previously NR-Listed Vacant



1:6,000



Nomination Boundary



New York State
Parks, Recreation and
Historic Preservation

Projection: WGS 1984 UTM Zone 18N

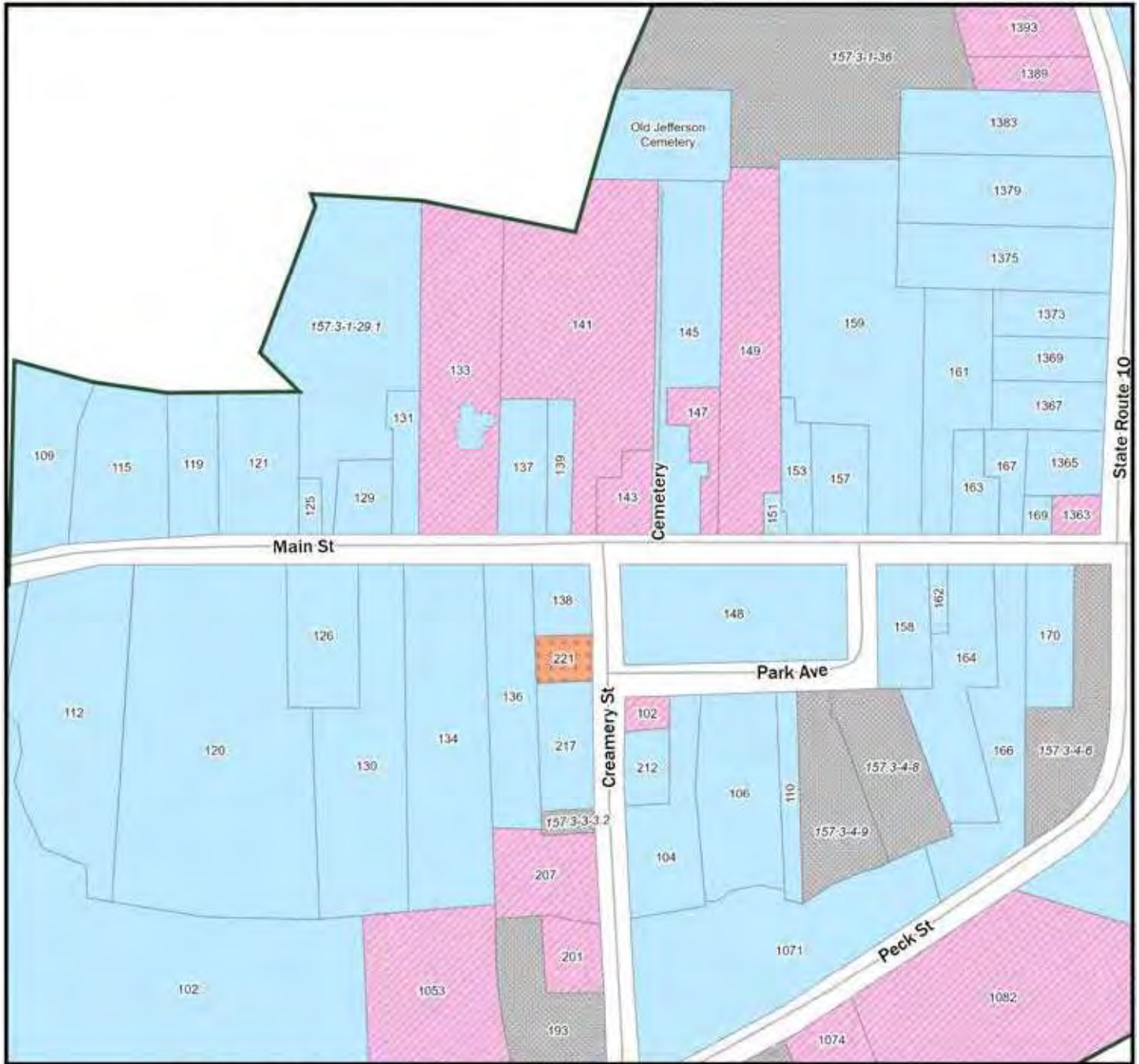
Schoharie County Parcel Year: 2023

Mapped 02/11/2025 by Matthew W. Shepherd, NYSHPO

DRAFT Jefferson Historic District
Name of Property

Schoharie County, NY
County and State

Parcel Status Map 3 of 4 (Detail West)
See Resource List for details



Legend:
Contributing (light blue)
Non-Contributing (pink with diagonal hatching)
Previously NR-Listed (orange)
Vacant (grey)

1:3,000
0 250 ft

Nomination Boundary (thick black line)

New York State Parks, Recreation and Historic Preservation

Projection: WGS 1984 UTM Zone 18N
Schoharie County Parcel Year: 2023
Mapped 02/11/2025 by Matthew W. Shepherd, NYSHPO

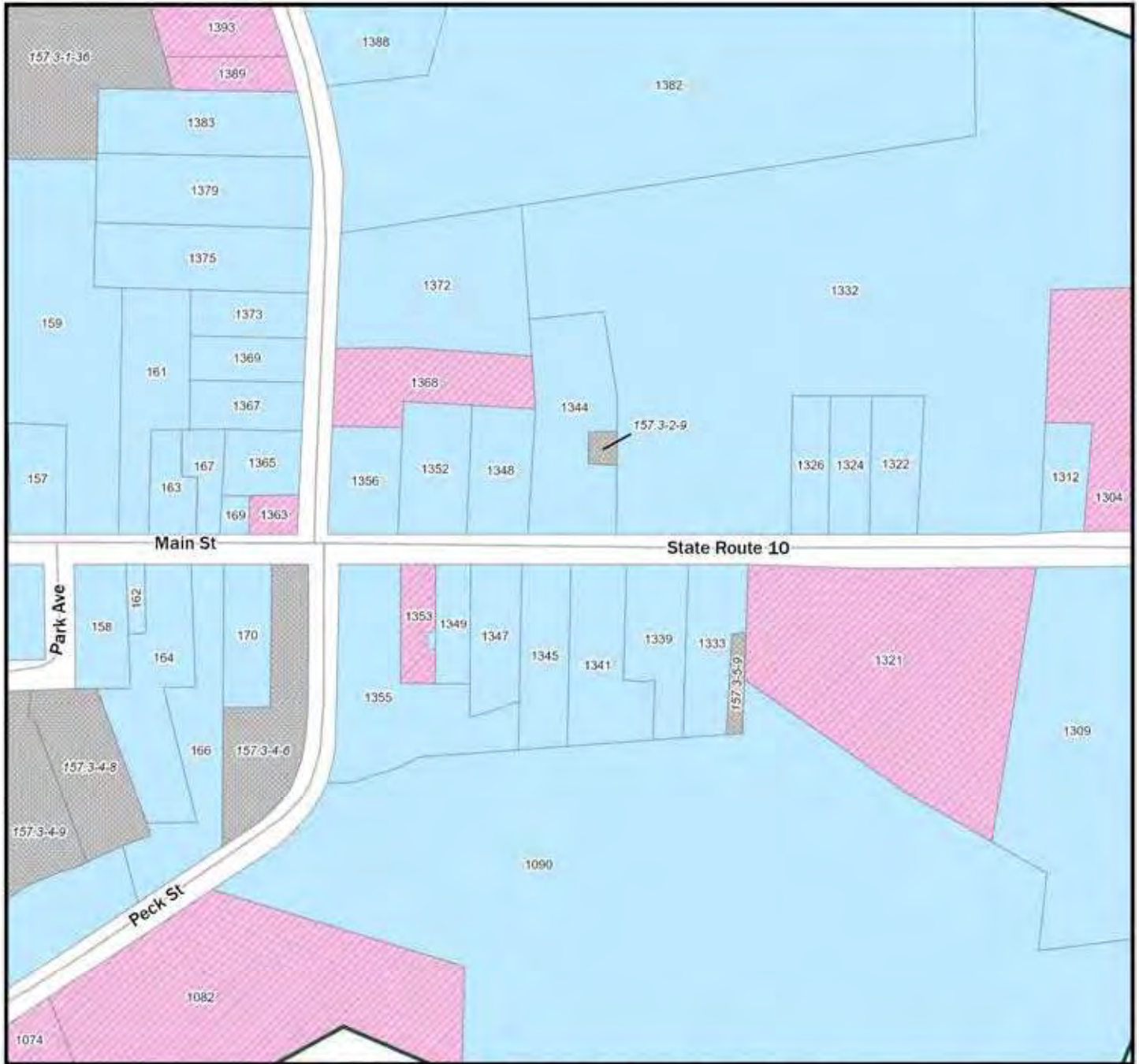
DRAFT Jefferson Historic District

Schoharie County, NY

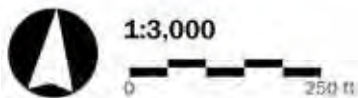
Name of Property

County and State

Parcel Status Map 4 of 4 (Detail East)
See Resource List for details



Contributing Non-Contributing Vacant



Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Schoharie County Parcel Year: 2023

Mapped 02/11/2025 by Matthew W. Shepherd, NYSHPO

DRAFT Jefferson Historic District

Schoharie County, NY
County and State

Name of Property

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: Jefferson Historic District

City or Vicinity: Jefferson

County: Schoharie State: New York

Photographer: Jessie Ravage

Date Photographed: various dates from 2018 through 2024

Description of Photograph(s) and number:

- 0001: Green, or Square, at center of hamlet, view southwest showing bandstand and buildings facing Creamery Street
- 0002: Green, or Square, at center of hamlet, view south from Main St (County Road 2A) to buildings facing Park Avenue
- 0003: Jefferson Methodist Church, Main St (County Road 2A) at corner of Park Avenue and the Green, view northeast from the Green
- 0004: Main Street (County Road 2A), north side facing east showing commercial district (145, 147, 149, and 151 Main Street)
- 0005: Main Street (County Road 2A), north side, no. 151
- 0006: Main Street (County Road 2A), north side, view west from no. 139
- 0007: Main Street (County Road 2A), south side, view west from corner of Creamery Street
- 0008: Main Street (County Road 2A), north side, view west from no. 125
- 0009: Main Street (County Road 2A), north side, view east from no. 115
- 0010: Main Street (County Road 2A), south side, house at no. 102
- 0011: off Main St (County Road 2A), north side, accessed by a drive running north to Old Graveyard
- 0012: Creamery Street, west side, view northwest from no. 217
- 0013: Creamery Street, view west down Middle Brook on former creamery property, now the firehouse
- 0014: Creamery Street, view north from Middle Brook to Main Street
- 0015: Peck Street (County Road 42), view west from Creamery Street past 1056 Peck Street
- 0016: Peck Street (County Road 42) view west past farms at 1029 and 1032 Peck Street
- 0017: 1032 Peck Street (County Road 42) showing house and barns
- 0018: Evergreen Cemetery, Peck Street (County Road 42)
- 0019: Peck Street (County Road 42)_view northeast over Middle Brook to intersection of Summit Street
- 0020: East Main Street (NY 10), north side, view west from no. 1344 towards Summit Street (NY 10)
- 0021: Jefferson Central School, 1332 E Main Street (NY 10), view northeast
- 0022: Free Methodist Chapel (former), 1312 E Main Street, view northeast
- 0023: East Main Street (NY 10), north side, view west from near 1309 E Main Street

DRAFT Jefferson Historic District

Schoharie County, NY

Name of Property

County and State

- 0024: 1309 E Main Street (NY 10), south side, view southeast showing house and National Register listed 13-sided barn
- 0025: Summit Street (NY 10), west side, view north from 1369 Summit Street
- 0026: Summit Street (NY 10), west side, view north from 1379 Summit Street
- 0027: Main Street (County Road 2A), north side, view northeast, showing 161, 163 (former Masonic Hall), and 167 Main Street

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.













































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STAMPS, ANTIQUES, & COLLECTIBLES
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FIRST CATSKILL
REAL ESTATE CO.
Andrew Middleton, Lic. Real Estate Broker
607-652-3417
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LIMIT
25

7AM - 4PM
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