

United States Department of the Interior
National Park Service

National Register of Historic Places DRAFT Registration Form

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

1. Name of Property

historic name Sugar Loaf Historic District

other names/site number _____

name of related multiple property listing N/A

Location

street & number 1353-1410 Kings Highway, 8-16 Pine Hill Road, 56-62 Wood Road not for publication

city or town Sugar Loaf vicinity

state New York code NY county Orange code 071 zip code 10981

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

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

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

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

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

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

Contributing	Noncontributing	
51	15	buildings
2	0	sites
0	0	structures
1	0	objects
54	15	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

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling, hotel

COMMERCE/specialty store

EDUCATION/school

RELIGION/religious facility

FUNERARY/cemetery

TRANSPORTATION/rail-related

SOCIAL/meeting hall

RECREATION & CULTURE/theater

AGRICULTURE/agricultural outbuilding

Current Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling, multi dwelling,

secondary structure

RELIGION/religious facility

FUNERARY/cemetery

GOVERNMENT/fire station, post office

COMMERCE/specialty store, restaurant,

professional

7. Description

Architectural Classification
 (Enter categories from instructions.)

EARLY REPUBLIC

MID-19TH CENTURY/Greek Revival

MID-19TH CENTURY/Gothic Revival

LATE VICTORIAN/Italianate

Materials
 (Enter categories from instructions.)

foundation: STONE

walls: WOOD, weatherboard

SYNTHETICS

roof: ASPHALT

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

The Sugar Loaf Historic District is comprised of a small group of nineteenth- and twentieth-century buildings sited on both sides of Kings Highway in the hamlet of Sugar Loaf in the Town of Chester, Orange County, New York. It is situated in a rolling agricultural landscape pocketed within the Hudson Highlands, where the Appalachian Range crosses the Hudson River. There are occasional small mountains in the town, one being Sugar Loaf Mountain, located east of the district, from which the hamlet received its name. Fifty miles from Manhattan, the surrounding town of Chester has experienced the pressure of suburban residential development, which has somewhat encroached on Sugar Loaf's original rural setting; however, the rural landscape remains evident in most directions, particularly the vista east to the namesake mountain. The three gateways to the hamlet remain rural, with the only intrusion a residential subdivision built in the 1960s on a hillside northwest of the district.

The district contains thirty-eight contributing primary buildings and nine non-contributing primary buildings, most of which are aligned on both sides of a short stretch of Kings Highway (PHOTOS 1 & 2). Kings Highway runs north-south before bending easterly at the point where it is intersected by Pine Hill Road, after which it descends to a railroad crossing and then reaches its northern terminus at County Route 13A (PHOTO 3). The district contains a church, schoolhouse, train depot, former hotel, and many residences; most of the latter were constructed in the nineteenth century, and many have been adapted for mixed commercial/residential use.

Narrative Description

The historic district is centered at the intersection of Kings Highway and Pine Hill Road, which is where, by the mid-nineteenth century, the hamlet's church, tavern, shops, school, and post office were concentrated. South of the center, numerous small working-class dwellings, most built before 1850, are sited on a tight row of small lots on the west side of the highway. Larger houses on the east side of the road are more widely spaced and were associated with businesses and farms there. Wood sidewalks run along both sides of Kings Highway in the hamlet's center. A railroad was constructed through the east end of the hamlet in 1862.

Kings Highway was a well-traveled regional route that ran from New Windsor, New York, on the Hudson River to Trenton, New Jersey, on the Delaware River, first as a path created by the Lenape people and then as a major colonial highway starting in the 1740s.¹ Eighteenth-century maps of Orange County do not indicate the presence of a named hamlet here. One published in 1779 depicts two buildings at the intersection of Kings Highway and Pine Hill Road (leading to Goshen, New York), suggesting that some sort of way station was located there at the time (Figure 1). There are few extant properties clearly dating to this period; most appear to have been built between ca. 1820 and ca. 1850. An 1851 map of Sugar Loaf documents that most of the extant buildings had been constructed by this time (Figure 3).

¹ Richard W. Hull, *Sugar Loaf, New York, 1700-1997: The Enduring Vision* (Unionville, NY: Self-published, 1997).

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Key Landmarks

The most imposing building in the district is the Sugar Loaf Methodist Episcopal Church located in the core of the hamlet at **1387 Kings Highway** (PHOTO 4). Erected in 1852 on the site of the original church, which was built ca. 1805, the edifice epitomizes the temple-fronted Greek Revival design of scores of rural churches appearing throughout the state in the period, most of them affiliated with the populist Methodist Episcopal denomination. The construction of these iconic buildings represented the emergence of settlement hamlets into mature communities. The design, inspired by the temples of ancient Greece, was chosen to celebrate the virtue of democracy and was a strong image in the minds of American citizens. Plans for these “modern” buildings were circulated widely in architectural journals and publications accessible to local builders, and probably among church networks as well. Sugar Loaf’s church building is distinguished by a monumental Doric porch on the front and four bays of tall windows on the sides; a modest belfry is the only church-specific element. The exterior of the church is essentially intact, with one historic alteration being the addition of pictorial colored glass windows in 1920, which replaced the original multi-paned wood sash.² The interior and its furniture are unchanged. A one-story fellowship hall was added to the rear in 1967, and a small burial ground with approximately 50 plots is located at the rear of the property.

On the opposite side of the street from the church, at **1388 Kings Highway**, is a nineteenth-century hotel with a characteristic two-story porch or gallery across the front (PHOTO 5). At its core is a tavern built around 1800. The form and design of this two-story, wood frame, gable-roofed building is representative of “turnpike” hotels or taverns that were common along regional thoroughfares in the early nineteenth century. Its large size and pronounced porches would have alerted travelers to its presence. The building has an enlarged center-hall plan that likely had a public room on one side of the first floor with bed chambers above; the proprietor usually lived in some or all of the other side, with a kitchen wing on the rear. Originally there was a livery stable attached to the north end with a large open space on the upper floor for entertainment and public meetings. The building has been sided with vinyl, and a number of historic windows have been replaced; a storefront with its own door and display window has also been added to the north end of the façade. Nevertheless, the building is clearly identifiable with its original design, period, and method of construction. A brick panel is centered on the first floor of the south elevation, denoting the back of one or two fireplaces. This is a distinguishing feature of wood-frame residential buildings built from the late eighteenth through the mid-nineteenth centuries in Orange County.

Buildings Dating From 1700s – 1850

Few buildings from Sugar Loaf’s initial crossroads development at the turn of the nineteenth century survived the hamlet’s growth in the 1830–1850 period. A notable exception is a one-and-one-half-story wood frame dwelling at **16 Pine Hill Road** that is depicted on the 1851 county map as one of several buildings at the Pine Hill–Kings Highway intersection owned by Nathaniel Knapp, a well-known local figure who acquired land in Sugar Loaf after the Revolution. One-and-one-half-stories with a five-bay, center entrance façade, a saltbox wing on the rear, and a stone fireplace panel on the eastern end, the house has an eighteenth-century appearance (PHOTO 6). Asymmetrical fenestration on the façade suggests that the house may have originally had a three-bay façade and was later expanded in a manner not uncommon with vernacular dwellings in the region. If so, it would be an indication that the Knapps may have enlarged and updated a pre-existing house on the property. (Historian Richard W. Hull recalls seeing portions of a log house on the interior, but so far, no physical assessment has been made. Log dwellings are believed to have been the earliest type of habitation built by white settlers, but were impermanent and quickly replaced by wood frame houses.) The three-bay house with a side-

² “Memorial Windows,” *Independent Republican* (Goshen, NY), July 13, 1920, 6.

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passage plan one or two rooms deep was a fundamental dwelling type in Orange County and, more broadly, the lower Hudson Valley and Northern New Jersey, dating back to the mid-1700s, when English building traditions were the foundation of the country's domestic architecture.

The house at **1375 Kings Highway** appears to have been built in the early 1800s (PHOTO 8). Its design is consistent with small rural dwellings erected after the Revolutionary War, with its shallow rectangular plan, gable roof with tight eaves, and fireplace panel on the south end. Its long façade is proportioned for five bays and a center entrance, yet it contains only three bays, with an off-center entrance consistent with the norm for the locality. However, the shallow dimensions of the house suggest that it was built with a Dutch bent frame, which was not unusual in this mixed ethnic area (although no other examples have been found so far in Sugar Loaf). An original porch likely covered only the entrance; the current full-width porch is a later replacement. Another simple early house is the saltbox dwelling at **1356 Kings Highway**, which has the small size and simple form characteristic of a tenant house and may represent the basic housing that Sugar Loaf is believed to have had early in its history (PHOTO 10).

During this period, two-story houses were less common and represented an owner's higher social status. Only two examples are located in the district. One, located at **58 Wood Road**, was built for town father Nathaniel Knapp on his farm around 1830 (PHOTO 7). The quality of the house and the status of the owner were expressed in a full two-story façade with a Classical porch. Knapp's son-in-law Minard Sutton took over the farm and went on to enlarge and modernize the house in the 1850s, adding a wing with a two-story bay window. The other, at **1360 Kings Highway**, was built ca. 1800 (PHOTO 12). The wood frame building has a side-gabled roof and a three-bay façade with an off-center entrance. The size of the house may indicate that it functioned as the tavern local historians locate in the vicinity. It retains its nine-over-six wood sash windows, a stylish pilastered doorway with sidelights, a hipped-roof front porch (added later), and a one-and-one-half-story rear kitchen wing. The house was part of a farm, with the farmland stretching out to the east.

The 1851 map of the hamlet associates the house at its northern limit, **1405 Kings Highway**, with the Knapp family (PHOTO 24). The ca. 1830 residence is side-gabled, one-and-one-half-stories, and was originally three bays wide (a two-bay addition was added later), with the main entrance off-center in the third bay. The building is Greek Revival style, characterized by its cornice returns and frieze band windows. Like the other Sugar Loaf houses from this period, the brick back of its fireplace is expressed on the exterior. The full-width porch is a later addition. At the south end of the district is another, larger Greek Revival style farmhouse at **1353 Kings Highway** (PHOTO 9), which was built for another prominent early family, the Woods. Much of the development at the southern end of the district occurred on land subdivided from the Woods' farm in the early 1800s. The farmhouse was probably built for Jesse Wood ca. 1825. It is a distinctive example of the local one-and-one-half-story house form; however, it has a fourth bay on the north side of the doorway that was likely added later. Like the Knapp house, its entrance would have originally been off-center in the third bay. The stylish doorway with attenuated pilasters framing sidelights and a tall cornice is consistent with the construction date. So too is the double-pile side-passage plan indicated by the two brick fireplace panels and chimneys on the south elevation. Its size and restrained articulation (the porch with bracketed cornice was added in the mid-nineteenth century) represented the higher class of the landowner.

1379 Kings Highway is an elaborate house with later updates that has an early one-and-one-half-story, three-bay dwelling at its core, with stone fireplace panels still visible on the north end (PHOTO 17). Documented as having been built in 1832 as a parsonage for the Methodist Church, it helps provide the context for the construction dates of neighboring houses of similar design. Constructed shortly afterward (1836) was a brick one-room schoolhouse at **1408 Kings Highway**, the district's eastern limits (PHOTO 25). Around 1960, the school was adapted for use by Sugar Loaf's volunteer fire department, which entailed a two-bay garage addition

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and alterations to the original fenestration. A new, larger firehouse was built behind the school in 1989, with the EMS crew taking over the historic building.

A two-story farmhouse at **1364 Kings Highway** was built ca. 1855 (PHOTO 15). It has a three-bay façade with a center entrance and a wrap-around porch with an addition on the north end; a two-story rear wing was added later. By this time, the hierarchical architecture characteristic in colonial times had relaxed, and a two-story house would not have been so anomalous. Next door to the north and constructed around the same time is a purpose-built store building at **1368 Kings Highway**. The large, one-and-one-half-story building with a deep rectangular plan is distinguished by a front-gabled façade with a hoist hood at its apex, a character-defining feature of early stores (PHOTO 16). A freight door is intact on the second story, flanked by windows; the original storefront on the ground floor was replaced with four large windows when the building was renovated for restaurant use in the 1980s. A one-story cross-gabled wing was added to the north side of the store during the renovation, which also was when the raised-seam metal roof was added; the unpainted “barn siding” on the exterior was installed earlier, in the 1960s.

The dwellings beyond the extent of the Woods’ farm in the row on the west side of Kings Highway (**1367, 1371, and 1373**) were extant by 1850. These are one-and-one-half-story, three-bay houses of a scale fitting for the working-class members of the community: tradesmen, craftsmen, farm workers, and general laborers (PHOTO 11). Their mid-nineteenth-century construction dates are reflected in their standardized proportions, half-story windows, and absence of fireplace panels (by this time, coal heating had been introduced). These houses were designed in a manner that was familiar to most builders of the day, as well as their clients. While material alterations and the addition of storefronts in the mid-twentieth century have compromised these houses’ uniformity of design, the similarity in scale and form remains evident.

While extensively altered, a nineteenth-century barn at **1355 Kings Highway**, originally associated with the Jesse Wood house, is a rare surviving example of an agricultural outbuilding dating to this period in the district. Smaller domestic barns surviving from this period are equally rare; only one remains, at **1376 Kings Highway**.

Buildings Dating From 1860 – 1900

Sugar Loaf experienced a number of changes in the latter half of the nineteenth century. New houses in new styles were added to the streetscape, some at the expense of earlier buildings, and some earlier houses were updated with additions or elements of emerging architectural styles. The most dramatic change made to an existing building was the modification of the parsonage at **1379 Kings Highway**, which has already been mentioned in the context of the earliest dwellings (PHOTO 17). About 1875, the small dwelling was expanded and embellished with a mansard addition on the front of its roof, containing steeply pitched gabled dormers with sawtooth trim culminating in finials. A two-story, two-bay wing with a front-gabled roof was also added at this time, which features deep, flared eaves as well as trim and a finial matching those of the dormers. A porch with turned posts and spindled braces spans the entire elongated façade. The shift from vernacular side-gabled roofs to Gothic-inspired front gables was one of the most significant architectural changes occurring in rural architecture during this period.

Built ca. 1870, the two-story house with a front-gabled roof at **1376 Kings Highway** epitomizes this late-nineteenth-century design, with deep eaves with exposed rafter tails; a full-width front veranda with chamfered posts, sawtooth trim, and a spindle frieze; and a pointed-arch window in the gable peak (PHOTO 18). Although appearing to be a continuation of the traditional side passage plan, the three-bay façade also was characteristic of the design of Gothic Revival style village dwellings common to the period. The Nathaniel Knapp House at **1385 Kings Highway**, built ca. 1880, is another two-story, three-bay village type house with a front-gabled roof

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(PHOTO 19). Historic maps identify an earlier dwelling at this location that this large house either consumed or replaced. It has a prominent veranda that spans the façade and wraps around the south elevation. Similarly, the existing house at **1381 Kings Highway**, now two stories and three bays wide, may have been an early building that was expanded at a later date (PHOTO 20). Around 1880, the roof was altered by the addition of a central gable, which was shingled, as were the end gables, in a Queen Anne-style mode. A front porch that was added during the same period was removed by the early 1970s.

Jesse H. Knapp's house and shoe shop was located at the intersection of Kings Highway and Pine Hill Road early in the hamlet's history, and portions of an earlier dwelling are said to exist within the two-story house with a center gable that was built at **1392 Kings Highway** ca. 1870 (PHOTO 21). A wing added to the south end of the house was built ca. 1970 for a craft shop. This trend towards more commodious and permanent buildings with stylish architecture is also in evidence across the road, where the home and shop of a blacksmith once existed. By 1880, the current two-story, three-bay, front-gabled house at **1389 Kings Highway** had been built (PHOTO 22).

This northern area of the district was transformed into a small rural entrepot in 1862 when the Warwick Valley Railroad (which later became a branch of the Lehigh and Hudson River Railway) was opened between Warwick village and the hamlet of Greycourt. It was routed through the eastern portion of Sugar Loaf, crossing Kings Highway just east of Minard Sutton's creamery, which was located on the east side of the pond at the intersection of Wood Road and Kings Highway, north of what is now 1403 Kings Highway. The railroad followed the planned route of a canal that was never built, but it served the same purpose the canal would have, allowing for the transportation of bulk goods to the Erie Railroad line in Chester. Around 1865, Lewis Van Duzer opened a store at **1396 Kings Highway** to take advantage of the railroad (PHOTO 31). The two-story building with a front-gabled roof has an Italianate-style bracketed cornice. The storefront on the façade has been removed, but the original three windows on the upper story and the round-arched attic window remain intact. The first story on the long south elevation originally only had a single window in order to accommodate store shelving within; however, three windows were added when the store was converted into a restaurant in the 1980s. A one-story dining room wing was added to the north side during the renovations.

Buildings Dating From 1900 – 1950

The Lehigh and Hudson River Railway (LHRR) constructed a passenger depot in Sugar Loaf around 1905. While this depot was demolished ca. 1940, in 1971 East Chester's former depot was moved to the hamlet and placed adjacent to the railroad tracks at **1398 Kings Highway**, near the Sugar Loaf depot's original location. Similar in size and form to the Sugar Loaf depot, as both were constructed by the LHRR, the small wood frame building retains a gabled roof with deep eaves sweeping over platform areas in a way characteristic of passenger depots (PHOTO 26).

In 1911, the railroad brought in the materials to construct the house at **8 Pine Hill Road** for Francis A. Turfler from plans by the Sears Roebuck & Company (PHOTO 23). The house matches Sears Modern Home #118, later called "The Clyde," which was offered between 1911 and 1918.³ The plans still exist in the house. Built on land once farmed by the Knapp family, the two-story wood frame Queen Anne style house replaced the Turflers' previous dwelling, which was destroyed by fire, and is distinct in Sugar Loaf for both its design and construction methods. Two bays wide and two bays deep with a hipped roof, it has an asymmetrical plan with

³ Katherine H. Stevenson and H. Ward Jandl, *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington, D.C.: Preservation Press, 1986), 267.

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an entrance and adjacent wood sash window on the façade under a porch with column posts mounted on stone plinths and a balustrade that wraps around the east elevation.

Around 1915, a large gambrel-roofed warehouse was erected at **1360 Kings Highway** (PHOTO 14), which was operated as a Grange League Federation (GLF) feed store, but otherwise, the hamlet's dense plan meant there was little opportunity for new infill construction during this era. Many of the early buildings grew by the accretion of rear wings, and some older buildings were lost to attrition during the early part of the new century and subsequently replaced, but most of the hamlet's modest dwellings survived into the twentieth century. Largely lost were workshops for mechanics and tradesmen and other outbuildings. Many dwellings also would have had a small barn in the back of their lot for a milk cow and a horse and wagon or carriage; only one of these is left. These back areas were rebuilt with shops and studios in the late twentieth century. In the 1920s, raising chickens became a profitable endeavor, and some buildings constructed for this purpose remain. The Van Duzers had a hatchery in a number of buildings at the north end of the district; the building currently housing the Sugar Loaf post office (**1405 Kings Highway**) was built for this purpose. Bill Scott built hatcheries at **1362 Kings Highway** in 1946, one of which survived to be converted for lodging and studios for craftspeople in the 1970s (PHOTO 13).

The Sugar Loaf Craft Village, 1967 – Present

The exodus of New Yorkers coming upriver to acquire distressed farms and aging historic houses at reduced value for weekend retreats was in full swing when Long Island native Walter Kannon chose to buy the old store building at 1368 Kings Highway in Sugar Loaf, from which he sold salvaged barn frames and siding. He altered the store by covering it with barn siding (PHOTO 16). Wood carver Jarvis Boone came from Kentucky to set up shop in one of the small dwellings across the street at 1367 Kings Highway (PHOTO 11). He rusticated the exterior of the house with unpainted wood shingles and may have added the bay window in which he displayed his work. In 1967 Kannon and Boone initiated a plan to transform Sugar Loaf back into a community of craftsmen and artisans.

Candlemakers Peter Lendved and Jane Paulson bought a small cottage and installed a shop in an adjacent garage at **1378 Kings Highway** (PHOTO 27). The former Van Duzer store building (1396 Kings Highway) was rehabilitated into a restaurant, and the old Sugar Loaf Hotel, which was in dire condition after being damaged by a fire, was saved (PHOTOS 31 & 5). The farmhouse and buildings at 1360 Kings Highway were repurposed into artist shops and studios, and the barn-like former GLF store building on the same parcel was renovated into a dance studio and theater. Following the lead of Jarvis Boone, new owners in the row of early dwellings on the west side of the highway took a free, bohemian hand in decorating the façades of their buildings. Vivid colors and bold signage distinguished one shop from another. Porches were largely preserved, and display windows were added. There was a clear impetus to preserve the historic appearance of the street, which was a major source of its appeal for both the artisans and their customers. In more than one instance, new shops were added behind original houses, linked by lanes connecting to the street (PHOTO 27). Several new houses were also added during this period, including the ranches at 12 Pine Hill Road and 1406 Kings Highway.

Minimal new construction has occurred in the district since the end of the period of significance. Buildings constructed in the 1980s include the complex of commercial buildings known as Sugar Loaf Square, a house at 1372 Kings Highway (set back from the road behind the Barnsider tavern), a photography studio addition made to the pre-existing dwelling at **1357 Kings Highway** (PHOTO 29), and a new fire department building in 1989. Otherwise, the only new construction has been a house at 1383 Kings Highway in 2005, a house at 1354 Kings Highway in 2009, and a mixed-use building at 1361 Kings Highway in 2015.

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PROPERTY LIST

The historic district is comprised of 69 resources: 51 contributing buildings, 15 non-contributing buildings, two contributing sites (both cemeteries), and one contributing object (a caboose), which are described in detail below. All buildings constructed prior to the end of the period of significance (1974) are considered contributing unless they have been substantially altered in appearance. Construction dates have been obtained from assessor records, which are considered accurate after 1950, or estimated based on historic map analysis and field observation. Outbuildings are counted as contributing buildings when constructed within the period of significance.

Properties are listed alphabetically by street address. Property names have been derived from historic maps published in 1859 (Figure 4), 1875 (Figure 5), and 1903 (Figure 6) as well as other available archival sources from Sugar Loaf's early history, and/or from sources dating to the early craft village era.

Methodology for evaluation of integrity

Sugar Loaf has had two major periods of development. The first occurred during the first half of the nineteenth century when the hamlet became a service center for area farms and travelers on Kings Highway. The second period was when the hamlet was revitalized in the last half of the twentieth century as a "Village of Craftsmen." Existing conditions reflect these two stages. The building stock largely dates to the earlier period, with most of the properties built then remaining extant. A Methodist church, an early hotel/tavern, and two store buildings are distinctive landmarks; the rest of the district is mainly comprised of wood frame dwellings.

After 50 years of economic decline in the early twentieth century, Sugar Loaf was discovered in the 1960s by young artists and craftspeople who bought available housing and created living/working/shop spaces in them, adding storefronts to the façades and adding colorful ornamental flourishes. The craft village was a resounding success, attracting thousands of day-trippers from the New York metropolitan area to street fairs and special events to shop and experience the craft revival phenomenon. Perhaps second only to the Woodstock Art Colony, Sugar Loaf became widely known in the arts and crafts movement of the 1960s and 1970s.

To be considered contributing to the Sugar Loaf Historic District, a building must have been built during the period of significance (1780-1974) and retain at least five of the seven standards of integrity: location, setting, design, workmanship, materials, feeling, and association. Location and setting in the bounds of the historic hamlet is a given for properties in the district. Integrity of design and workmanship is determined by the surviving features of the original construction of a building, generally in the early nineteenth century, and the creative manipulation of early houses to accommodate commercial functions and express a twentieth-century craft village aesthetic. Additions made to the rear of small dwellings are acceptable in the context of the later craft era. Houses are typically sided with original wood clapboard, but those materially altered in the craft village period by the addition of wood shingles or barn siding are considered contributing. Buildings with synthetic siding will be considered contributing as long as other design features have been preserved, or if it is the original material on buildings constructed late in the period of significance. Replacement sash in original window openings is an acceptable alteration, as is the addition of display windows to façades. In many cases, porches were added and/or elaborated during the craft period; these and other picturesque features are contributing. Significant alterations or additions made outside the period of significance, however, are considered to compromise integrity and render a building non-contributing.

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1353 Kings Highway

Parcel # 13-3-3.2

Property Name: Jesse & Jane Wood House

Construction Date: ca. 1825; alterations ca. 1850

1 contributing building

One-and-one-half-story wood frame Greek Revival-style single dwelling with later Italianate-style alterations. Four bays wide and three bays deep with a side-gabled roof. Façade contains an off-center entrance with sidelights distinguished by a fancy architrave with tall cornice flanked by two windows on south and one on north; the north bay appears to have been added ca. 1850 when other alterations were made. Windows contain six-over-six wood sash and louvered shutters. Full-width porch has bracketed cornice, chamfered posts, and simple replacement balustrade. Row of paired frieze band windows across façade. South elevation has two brick panels on first story representing the backs of fireplaces within the house with two windows with six-over-six wood sash between them. Three windows with wood sash are spaced across the upper story of this elevation, with the central one being larger. Fenestration on north elevation has been altered and is asymmetrical. Doorway enclosed in a porch at rear of first story. Stone basement, wood clapboard siding, asphalt shingle roof with deep eaves on all sides.

1354 Kings Highway

Parcel # 14-5-5.1

Construction Date: 2009

2 non-contributing buildings (due to age)

One-and-one-half-story wood frame single dwelling, three bays wide by three bays deep with side-gabled roof. Façade has large central gabled dormer with window. Center entrance with shed-roofed porch and one window on either side. Small porches on side elevations. Concrete foundation, asphalt shingle roof, siding material unknown.

Outbuilding: One-story gambrel-roofed shed, built 2013.

1355 Kings Highway

Parcel # 13-3-2

Property Name: Jesse & Jane Wood Barn

Construction Date: ca. 1850

2 contributing buildings

One-and-one-half-story wood frame barn with side-gabled roof historically associated with the Wood House (#1353); renovated for commercial use in 1970s. Three-bay façade contains a central entrance with paired doors and a tall arched transom. A large circular window occupies the bay south of the entrance and a large square window with two rows of four sash is in the north bay. Side elevations are devoid of windows. There is a brick chimney engaged to the north wall. Vertical barn siding, metal roof with narrow monitor along ridge, foundation material not visible. The building is sited in the center of an open lot, set back from the road on a terrace fronted by a stone retaining wall; another stone wall runs along the road frontage with an unpaved parking area behind.

Outbuilding: A small wood frame shed with vertical wood board siding and a pitched roof is located southeast of the barn, built against the stone retaining wall.

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Name of Property

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1356 Kings Highway

Parcel # 14-5-4.1

Construction Date: ca. 1820

1 contributing building

One-and-one-half-story wood frame single dwelling, two bays wide and two bays deep with a side-gabled saltbox roof and wood windows. Façade has corner boards and contains an off-center entrance with replacement door and small front-gabled porch. A six-over-six window is immediately adjacent to the south. Large brick chimney engaged to front of south elevation; window and doorway at rear; small window in gable. Internal chimney protrudes from ridge. First story of north elevation contains a triple unit of six-over-six windows next to a nine-light window. In the gable end is a pair of six-light casement windows. One-story rear wing added to northeast corner of house; west (front) elevation contains entrance with replacement door flanked by six-over-six windows with a single small six-over-six window with false shutters to the south. Stone foundation faced with concrete curbs, wood siding, asphalt shingle roof.

1357 Kings Highway

Parcel # 14-6-13

Property Name: Exposures Gallery

Construction Date: ca. 1935; addition ca. 1989

1 non-contributing building (due to alteration)

Two-story wood frame mixed-use building with low-pitched side-gabled roof; one-story shed-roofed wings added on front and rear ca. 1989. Front wing, containing shop, has a façade designed in a modernist mode with a recessed entrance on the north end flanked by pointed-arched windows. Large plate-glass display window in center of façade and stone veneer panel on south end. Above the shed roof the wall of the earlier, two-story portion is visible and contains a band of three two-light windows. Novelty trim has been applied to the roof edges. Fenestration on side elevations has been altered. Concrete foundation, wood siding, asphalt shingle roof. Non-contributing due to extensive alterations including front addition constructed outside the period of significance.

1358 Kings Highway

Parcel # 14-5-3.1

Property Name: Richard Rothbard House

Construction Date: ca. 1930

1 contributing building, 1 non-contributing outbuilding (due to age)

One-story wood frame Cape Cod-style single dwelling, three bays wide and two bays deep with side-gabled roof. Façade has two large single-pane windows and an off-center entrance with a small pedimented porch supported by round columns. The carved wood and glass front door was made by woodcarver Richard Rothbard in the 1980s.⁴ Rear elevation has been raised to two stories. North elevation contains secondary entrance and one window on each story; south elevation also has two windows. Concrete foundation, vinyl clapboard siding, asphalt shingle roof. Rustic stone wall with gate posts aligned with entrance at road frontage.

⁴ "Historic Museum of Sugar Loaf, New York," Sugar Loaf Guild, December 28, 2016, http://www.sugarloafguild.org/Sugar_Loaf_Historical_Museum.aspx.

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Outbuilding: Rambling assemblage of attached one-story wood frame outbuildings in rear built onto earlier outbuilding in 1980s for studio space. Recently renovated with vinyl clapboard siding, new windows, and asphalt shingle roof.

1360 Kings Highway

Parcel # 13-1-42.1

Property Name: Halleck–Laroe House & GLF Farm Store/Sugar Loaf Theater

Construction Date: ca. 1800; ca. 1915

2 contributing primary buildings

House: Two-and-one-half story wood frame single dwelling, three bays wide and two bays deep with a side-gabled roof; constructed ca. 1800. Façade contains an entrance with sidelights and an early nineteenth-century architrave in the northern bay. Other two bays each contain a one-over-one replacement window. Three windows on second story are aligned with openings below; one is a one-over-one replacement and the other two are nine-over-nine wood sash. A full-width porch with square columns is a later nineteenth or twentieth century addition. North elevation has three windows on first story (one-over-one replacement, small four-light wood, nine-over-six wood); second story is the same except it lacks the small window; gable end has two six-over-six wood windows. South elevation has replacement windows in gable end and second story, an added cobblestone exterior chimney set off-center toward the façade, and a small one-story shed-roofed addition. One-and-one-half-story cross-gabled rear kitchen wing with north-facing entrance and porch. Stone foundation, wood clapboard siding, asphalt shingle roof.

Store/Theater: One-and-one-half-story concrete block/wood frame commercial building with front-gabled gambrel roof, constructed ca. 1915. Three-bay façade has pair of large four-light windows on north end, altered six-panel pedestrian door and oriel display window set into former barn door in center, and six-panel door and two-over-two wood sash window at south end. Upper story contains three windows with replacement sash. First stories of side elevations are windowless. Dormer with windows and entrance to second story was added to north elevation for theater use in early 1970s, approached via a wood deck. Doors on both levels of east elevation and two windows in upper story. Concrete block foundation, rock-faced cast concrete walls, wood clapboard on second story, asphalt shingle roof.

1361 Kings Highway

Parcel # 14-6-12

Construction Date: 2015

2 non-contributing buildings (due to age)

Two-story wood frame mixed-use building, three bays wide and two bays deep with a side-gabled roof. Façade contains two shop entrances with window between below a two-bay-wide hipped-roof porch. Southernmost bay contains a pair of windows. Three pairs of windows spaced across second story with three gabled dormers above. North elevation contains a window on the west side with a doorway above on the second story accessed by exterior wood stairs and deck; paired demilunes at peak. South elevation has single windows on first and second story and pair of demilunes in apex. Limited, varied fenestration on rear (west) elevation. Concrete foundation, composition clapboards, asphalt shingle roof (copper roof on porch).

Outbuilding: One-story wood frame shop with front-gabled roof; façade has central door flanked by single windows. Concrete foundation, wood novelty siding, asphalt shingle roof.

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Orange, New York

Name of Property

County and State

1362 Kings Highway

Parcel # 13-1-42.2

Property Name: Scott's Barn/Scott's Meadow

Construction Date: 1946

1 contributing building

Two-story wood frame multi-purpose building with low-pitched front-gabled roof. Built against a bank that slopes downward to the east; three-bay façade is on second story, level with the ground at the top of the slope. Doors at either end of façade and row of four replacement six-over-six windows in center, with two four-light windows below. The full two stories are visible on the side elevations, which contain windows on both stories (added when building was converted to studio space). North elevation has entrances on first and second stories; second-story entrance is centered below a front-gabled porch approached by two flights of wood stairs. Foundation not visible, grooved plywood siding, asphalt shingle roof. Originally a poultry house; adapted to studio space ca. 1970.

1364 Kings Highway

Parcel # 14-4-11.2

Property Name: Dean House

Construction Date: ca. 1855

1 contributing building

Two-story wood frame mixed-use building, four bays wide and two bays deep with side-gabled roof. Original portion of façade has center entrance with replacement door flanked by windows with six-over-six replacement sash; three similar windows are aligned on the second story. One-story addition at north end of building contains a second entrance and window. Full-width hip-roofed porch raised on brick piers spans façade and wraps around north end, where stairs leading from front and ramp from rear meet at a landing under a pyramidal roof. Porch has slender turned posts and balustrade. North elevation has four-part window on first story, two windows on second story, and one window in gable end. South elevation has door in rear bay of first story and small window in gable end. Two-story cross-gabled wing on rear is two bays wide and one bay deep. Stone foundation, wood shingle siding, standing-seam metal roof.

1365 Kings Highway

Parcel # 14-6-11

Construction Date: ca. 1935; addition ca. 1980

1 non-contributing building (due to alterations)

Two-story wood frame mixed-use building with side-gabled roof. Earlier residential section set back from road is oriented with east side facing road and façade facing north (façade not visible from street). One-bay-wide, two-story addition on east elevation with one-story, front-gabled shop wing added to it ca. 1980; façade of shop wing faces street and contains central recessed entrance with double doors flanked by six-over-six wood sash windows. Foundation not visible, wood clapboard siding, asphalt shingle roof. Non-contributing due to street-facing additions constructed outside period of significance.

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Name of Property

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1365 Kings Highway

Parcel # 14-6-14

Property Name: Howell Family Burial Ground

Construction Date: ca. 1785

1 contributing site

Small burial ground at rear of the dwelling parcel with the same address (14-6-11). Contains five simple marble markers for members of the Howell family; one broken, others may be lost. Site grown up with trees and other vegetation.

1367 Kings Highway

Parcel # 14-6-10

Property Name: R. Decker/James Connors House/Jarvis Boone House & Workshop

Construction Date: ca. 1830

2 contributing buildings

One-and-one-half-story wood frame mixed-use building, three bays wide and two bays deep with side-gabled roof. First story of façade has entrance with small hip-roofed porch with turned spindles at south end and three-sided oriel window (ca. 1980 addition) occupying remaining two bays. Two six-light half-story windows with decorative shutters on second story. Varied fenestration on side elevations; interior brick chimney at north end. Stone foundation, wood shingle siding, asphalt shingle roof.

Outbuilding: Large one-story wood frame workshop building with front-gabled roof, constructed ca. 1970. Vertical wood barn siding.

1368 Kings Highway

Parcel # 14-4-10.22

Property Name: Conklin Store/Barnsider

Construction Date: ca. 1850; addition ca. 1966; addition ca. 1990

1 contributing building

One-and-one-half-story wood frame commercial building with cross-gabled roof. Front portion of front-gabled section is a ca. 1850 store building with pulley hood projecting from gable apex. Second story has central loft door flanked by casement windows; first story contains four sash windows (ca. 1990 alteration). Rear addition added by Walter Kannon ca. 1966. Renovated into restaurant ca. 1980; one-story side-gabled addition on north side added ca. 1990. Addition has four sash windows on façade and ramp leading up to entrance under roof on north end. Gable end has pulley hood matching that on original portion of building. South elevation contains varied fenestration with two upper-level entrances at top of external wood stairs. Stone and concrete foundation, wood board-and-batten siding, standing-seam metal roof. Despite alterations, retains its identity as an early commercial building in the hamlet.

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1371 Kings Highway

Parcel # 14-6-9

Property Name: Conklin House/Post Office

Construction Date: ca. 1830

4 contributing buildings

One-and-one-half-story wood frame mixed-use building, three bays wide and two bays deep with side-gabled roof. First story of façade has entrance with single-bay pedimented porch supported by simple posts at south end and three-sided oriel window (ca. 1980 addition) occupying remaining two bays. Two small half-story replacement windows with false shutters on second story. North elevation has two windows with six-over-six wood sash on each floor and exterior wood siding-clad chimney in center. One-story shed-roofed rear addition contains secondary entrance and multi-light display window on north elevation. South elevation has one window with six-over-six wood sash on each floor at front end. Small side addition set back on south elevation contains secondary entrance sheltered by shed-roofed porch. Stone foundation, wood clapboard siding, asphalt shingle roof.

Outbuildings: Three one-story wood frame shop/studio buildings with side-gabled roofs located behind house on dead-end lane known as Romer's Alley. Façades have entrances, porches, and display windows. Built in 1970s for craft colony.

1372 Kings Highway

Parcel # 14-4-9.12

Construction Date: 1984

1 non-contributing building (due to age)

One-story wood frame single dwelling with long rectangular plan and front-gabled roof. Façade (west elevation) contains salvaged central entrance. South elevation contains second entrance at west end and varied windows beneath a full-length open porch. North elevation contains varied windows. Topography declines to expose concrete basement with a single-bay garage on east elevation; main floor has an offset doorway and three-sided oriel window. Poured concrete basement, recovered barn siding, asphalt shingle roof.

1373 Kings Highway

Parcel # 14-6-8

Property Name: Holley–Conklin House

Construction Date: ca. 1830

2 contributing buildings

One-and-one-half-story wood frame mixed-use building, three bays wide and two bays deep with side-gabled roof. First story of façade has doors at either end with a one-over-one replacement window between them. North door has half-height three-light sidelights. Full-width hip-roofed porch with simple square support columns. Added shed-roofed wall dormer spans nearly the entire façade and has three windows with six-over-six replacement sash. South elevation contains two windows with six-over-six replacement sash on second story and one window with one-over-one replacement sash on first story. North elevation is similar. One-story addition on rear adjoins two-story cross-gabled rear wing with two windows on each story; later one-story workshop extensions added behind. Stone foundation, wood clapboard siding, asphalt shingle roof.

Outbuilding: One-story wood frame shop/studio building with front-gabled roof located behind the house. Façade with entrance and display windows. Built in 1970s for craft colony.

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1375 Kings Highway

Parcel # 14-6-7

Property Name: Milburn-Pierson House

Construction Date: ca. 1810

1 contributing building

One-and-one-half-story wood frame mixed-use building, three bays wide and two bays deep with side-gabled roof and full-width shed-roofed porch with simple square columns. Façade contains an entrance on the north end with sidelights. Windows in first and second bays contain nine-over-six wood sash. South elevation contains a brick fireplace panel and one nine-over-six wood sash window at east end; upper story has two windows with six-over-six wood sash. Similar fenestration on north elevation. One-story cross-gabled wing engaged to rear of house. Interior chimney at south end. Stone foundation, asbestos-cement shingle siding, asphalt shingle roof.

1376 Kings Highway

Parcel # 14-4-8

Property Name: Ford-Knapp House (“Ferndale Cottage”)

Construction Date: ca. 1870

2 contributing buildings

Two-and-one-half-story wood frame multi-family dwelling (originally single-family), three bays wide and two bays deep with front-gabled roof. Windows are two-over-two wood sash. Façade contains an entrance on the south side with wood double-leaf single-light doors. Pointed-arched window in gable end. Gable has frieze boards with decoratively carved exposed rafter tails. Full-width hipped-roof porch (reconstructed) with sawtooth trim, chamfered posts, balustrade, and spindle frieze wraps around north elevation; north end of porch was enclosed for office or shop by ca. 1900. Enclosed portion contains two windows matching the rest on the façade and two on the north elevation. South elevation contains multiple windows and side entrance approached by wood ramp leading from front of house. Beside this entrance is a one-story rectangular bay window, the roof of which extends to shelter the side door, where it is supported by a Stick-style bracket. Two-story wing on rear. Stone foundation, wood clapboard siding, asphalt shingle roof.

Outbuilding: One-and-one-half-story wood frame domestic barn with front-gabled roof built ca. 1855. Façade contains wagon and mow doors.

1378 Kings Highway

Parcel # 14-4-6

Property Name: Rose House/Lendved Residence & Candle Shop

Construction Date: ca. 1850

2 contributing buildings

One-and-one-half-story wood frame single dwelling, three bays wide and two bays deep with front-gabled roof. Façade contains central entrance flanked by windows with six-over-six replacement sash; two similar windows in upper story, all with false shutters. Full-width hip-roofed porch is supported by large square pillars. Building adjoins candle shop on south side. Foundation not visible, asbestos-cement shingle siding, asphalt shingle roof.

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Candle shop: One-story wood frame shop building with front-gabled roof, engaged to south wall of house. Three-bay façade with central entrance flanked by windows. Foundation not visible, wood siding, asphalt shingle roof. Built ca. 1950 as one-car garage; later adapted for commercial use.

1379 Kings Highway

Parcel # 14-6-6

Property Name: Methodist Church Parsonage

Construction Date: 1832; addition ca. 1875

1 contributing building

Wood frame mixed-use building constructed in two sections. Original (north) portion, built in 1832, is one-and-one-half stories, three bays wide and two bays deep. Originally side-gabled with a mansard roof added to the façade later (ca. 1875). Façade contains an entrance with sidelights and decorative architrave. Windows contain one-over-one replacement sash. Full-width porch spans entire façade, including addition on south. Porch features turned posts, balustrade, and spindle elements added later. Three steeply-pitched gabled dormers with sawtooth trim culminating in finials contain one-over-one replacement sash. North elevation has two stone fireplace panels on the first story with a window with one-over-one replacement sash beside each. At the west end is a small round-arched window. A single window is centered in the gable end. The front of the original roof was raised and bumped out to form the front mansard, while on the rear the original gabled roof is intact. One-story shed-roofed addition on rear. Ca. 1875 addition built onto south elevation flush with façade of original building. Addition is front-gabled, two stories, two bays wide, and two bays deep. It features deep, flared eaves as well as trim and a finial matching those of the dormers. Porch has been enclosed with plate glass where it extends across addition to create a display window. Second story contains two windows with one-over-one replacement sash. Gable end contains a small pointed-arched louvered window with a frieze band and trim matching the dormers. South elevation contains two windows with one-over-one replacement sash on both stories. Stone foundation, asbestos-cement shingle siding, asphalt shingle roof.

1381 Kings Highway

Parcel # 14-6-5

Property Name: Holbert-Knapp House

Construction Date: ca. 1850; addition ca. 1880

1 contributing building

Two-story wood frame mixed-use building, three bays wide and two bays deep with a cross-gabled roof. Façade contains an entrance on the north end with sidelights and a decorative architrave (small pediment above door added later). A three-part bay window with display glass occupies the other two bays on the first story (added in 1970s). Second story contains three windows with two-over-two wood sash and false shutters. Central gable is a ca. 1880 addition and is sided with both fish-scale and square shingles and contains a square window with multi-pane Queen Anne sash. The south elevation contains one window at the front of the first story and two in the second, all with two-over-two wood sash. Gable on this elevation matches that on the façade, although its window is boarded over. North elevation similar. Two-story service wing attached to rear of house includes a single-car garage at west end.

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1382 Kings Highway

Parcel # 14-4-5

Property Name: Halleck House

Construction Date: ca. 1780; addition ca. 1950

1 contributing building

Two-story wood frame mixed-use building, three bays wide and two bays deep with side-gabled roof. Façade contains entrance on the north side with two single-pane casement windows beside it; aligned above these on second story are two windows containing six-over-six wood sash. South elevation contains no windows. North elevation has two four-over-four windows on second story and a one-over-one window in the gable end. One-story shed-roofed shop wing (originally a garage added ca. 1950) on north end of building has entry door and one-over-one window on the façade. Roof of wing extends beyond façade to form a gabled porch sheltering both the shop and home entrances. Concrete foundation, wood clapboard siding, asphalt shingle roof.

1383 Kings Highway

Parcel # 14-6-4

Construction Date: 2005

1 non-contributing building (due to age)

One-and-one-half-story wood frame mixed-use building constructed in two similar sections. The commercial portion is to the north and has a three-bay façade with a center entrance flanked by large shop display windows. The roof extends over a full-width porch with an upper-story gabled dormer in a Bungalow manner. The façade of the south, residential section matches the north section, being three bays wide with an offset entrance, porch under the eaves, and a two-bay shed dormer. A wood ramp has been constructed across the front of the south section. Concrete basement, wood clapboard and wood shingle siding, asphalt shingle roof.

1384 Kings Highway

Parcel # 14-4-7

Property Name: Sugar Loaf Frame Shop

Construction Date: ca. 1940

1 contributing building

Located behind 1382 Kings Highway. One-and-one-half-story wood frame single dwelling, three bays wide and two bays deep with a side-gabled roof. Façade has center entrance flanked by one-over-one replacement sash windows; partial porch covers north half of façade. Two windows with replacement sash on first story and one window in upper story on both ends of the house. Concrete block basement, asbestos-cement shingle siding, asphalt shingle roof.

1385 Kings Highway

Parcel # 14-6-3.2

Property Name: Nathaniel Knapp House

Construction Date: ca. 1880

1 contributing building

Two-and-one-half-story wood frame mixed-use building with cross-gabled roof. Two-bay façade with entrance on south side; elaborate wood door surround has sidelights and a cornice. Large multi-paned projecting display window on north side. Two two-over-two windows on second story and one two-over-two window in gable. Wide steps with center railing lead to full-width porch which has turned posts and balustrades and small turned

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brackets. Porch wraps around south side of building, ending at a one-bay-wide, two-bay-deep projection from the main block topped by a lower cross gable. This projection has two small windows on the first story, two windows and a doorway providing access to a deck on the second story, and a doorway providing access to a small balcony in the gable. North elevation has four windows on first story, three on second story and one in a lower cross gable at the rear. All windows have two-over-two wood sash. Two-story kitchen wing engaged to south side of rear elevation with a complex assemblage of exterior stairs. Stone basement, metal clapboard siding, asphalt roof.

1386 Kings Highway

Parcel # 14-4-4.2

Property Name: Halleck–Elmore House

Construction Date: ca. 1840

1 contributing building

Two-story wood frame mixed-use building, three bays wide and two bays deep with a side-gabled roof. Façade contains entrance at south end with a three-sided bay display window occupying the other two bays; entire first story sheltered by a shallow pent roof. Three windows with one-over-one replacement sash in the second story. North elevation contains a secondary entrance on the first story, two windows with one-over-one replacement sash in upper story, and two attic windows in the gable end. South elevation contains two windows on the second story and one in the gable end, all of which have replacement sash. A number of small one-story wings have been added to the rear of the house, some functioning as craft shops. Stone and concrete foundation, wood clapboard siding, asphalt shingle roof.

1387 Kings Highway

Parcel # 14-6-2.1

Property Name: Sugar Loaf Methodist Episcopal Church and Cemetery

Construction Date: 1852; addition 1967

1 contributing building, 1 contributing site

One-story wood frame Greek Revival-style church building, three bays wide and four bays deep with front-gabled roof. Façade contains center entrance in narrow architrave recessed under Doric porch with fluted columns, massive frieze, and pediment with paneled tympanum. Frieze wraps onto side elevations, each of which has four tall stained-glass windows that were installed in 1920. At front of roof is a square belfry with louvered openings on each side, pilasters on corners, and simple cornice. Stone foundation, flush wood board siding on front and wood clapboard on sides, asphalt shingle roof. One-story wood frame fellowship hall addition engaged to northwest corner of building added in 1967. Façade design echoes pediment of main building and has recessed entrance.

Cemetery with approximately fifty stones ranging in date from early 1800s to present. Markers include brownstone slabs in traditional Colonial design, marble tablets of Neoclassical design, and later granite markers of more complex stonework.

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Name of Property

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1388 Kings Highway

Parcel # 14-4-4.3

Property Name: Sugar Loaf Hotel

Construction Date: ca. 1800; enlarged ca. 1850

1 contributing building

Two-story wood frame commercial building, five bays wide and two bays deep with side-gabled roof. Façade contains central entrance with four-light sidelights and simple architrave. Two six-over-six wood sash windows on south side; door and display window on north side added ca. 1970. Central door on second story flanked by two windows on either side. A two-story open porch characteristic of hotels of the period spans the entire façade, supported by pillars appearing to be replacements (ca. 1970 or earlier). Side elevations contain two windows on each story and one or two in the gable end with a mix of wood and replacement sash. Interior chimney on south end and brick fireplace panel on south elevation. Two-story shed-roofed rear addition. Stone foundation, vinyl clapboard siding, asphalt shingle roof.

1389 Kings Highway

Parcel # 14-6-1

Property Name: Hunter House

Construction Date: ca. 1880

2 contributing buildings

Two-story wood frame single dwelling with addition on south side. Original portion three bays wide and two bays deep with cross-gabled roof. Façade contains entrance on south end with double-leaf doors and six-light transom; other two bays on first story each contain a window with two-over-two wood sash and transom. Three windows with two-over-two wood sash on second story and pair of six-light replacement casement windows in gable. Full-width hip-roofed porch spans façade, supported by square posts with arched braces and a replaced balustrade. North elevation contains two two-over-two wood sash windows with transom on the first floor and two-over-two wood sash windows on the second. Original cross-gable remains visible on the south elevation above the later (pre-1974) side-gabled two-story addition, the east elevation of which contains a lone oriel window on the first floor and a standard sash window and a hexagonal window on the upper story. South elevation has another oriel window and a variety of other windows. Gables contain recently added imitation board-and-batten siding. Stone foundation, wood clapboard siding, asphalt shingle roof.

Outbuilding: One-and-one-half-story wood frame wagon house with front-gabled roof located in open area south of house, built ca. 1900. Two hanging track wagon doors on first story; mow door centered above. No openings on south and north elevations; two small windows located in west gable end. Stone foundation, wood clapboard siding, asphalt shingle roof.

1390 Kings Highway

Parcel # 14-4-3.1

Property Name: Roy House/Sugar Loaf Post Office

Construction Date: ca. 1850; enlarged ca. 1900; addition ca. 1950

2 contributing buildings

Two-story wood frame mixed-use building, four bays wide and one bay deep with a side-gabled roof. Appears to have been both a home and the hamlet's post office in 1903. First story of façade obscured by full-width shed-roofed porch enclosed ca. 1950; front contains three pairs of large windows divided into three parts horizontally. Four windows with one-over-one replacement sash in upper story. North elevation contains no

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windows; south elevation has one-bay-wide, two-bay-deep two-story addition containing a single-car garage with an overhead door on the first story of the façade with a single window with one-over-one replacement sash centered above. South elevation of addition has two windows on each story. Concrete foundation, metal clapboard siding on main house and vinyl clapboards on addition and porch enclosure, asphalt shingle roof.

Outbuilding: Ca. 1950s mobile home located behind house under a canopy with a side-gabled roof supported by posts. Mobile home has similar windows to those on the house's enclosed porch.

1392 Kings Highway

Parcel # 14-4-2.1

Property Name: Jesse H. Knapp House

Construction Date: ca. 1870; additions ca. 1950

1 contributing building

Two-story wood frame mixed-use building, four bays wide and two bays deep with a cross-gabled roof. Façade contains off-center entrance with wood surround and sidelights; window with one-over-one replacement sash on north end and triple window with one-over-one replacement sash on south end. Four windows with one-over-one replacement sash in second story; two-over-two wood sash window in center gable, which is ornamented with an added scrolled verge board. A recently updated shed-roofed porch supported by pillar posts spans the main portion of the façade. One-story shed-roofed addition on north elevation built flush with façade; contains one-over-one replacement window on façade and two similar windows on north elevation. One-story garage addition, now a shop wing, added to south elevation ca. 1950 contains entrance and bay display window facing the street. One-story cross-gabled wing addition on rear. Brick foundation, metal clapboard siding, asphalt shingle roof.

1396 Kings Highway

Parcel # 14-4-1.2

Property Name: Van Duzer Store/Grange Hall

Construction Date: ca. 1865; addition ca. 1970

1 contributing building

Two-story wood frame mixed-use Italianate-style building, three bays wide and four bays deep with a front-gabled roof with flared eaves. Façade contains entrance with six-light transom (replacement door and sash) on east side and single window with six-over-six replacement sash on west side with a bracketed storefront cornice between stories. Second story has three windows with six-over-six replacement sash; round-arched window with two-over-two wood sash in gable. Roof line has bracketed cornice that wraps around side elevations. West elevation has four windows on first story and five on second, all with six-over-six replacement sash. East elevation has two-story porch added ca. 1970; first story of porch has secondary entrance at north end with rest enclosed for restaurant dining room and containing three large plate-glass windows. Second story of porch is an open deck with balustrade. Second story of building's east elevation contains three windows with six-over-six replacement sash and a doorway opening onto deck. Stone foundation, wood clapboard siding, asphalt shingle roof.

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1397 Kings Highway (aka 63 Wood Road)

Parcel # 14-3-1.2

Construction Date: ca. 1925

1 contributing building

One-story wood frame Cape Cod-style single dwelling, three bays wide and two bays deep with a side-gabled roof. Oriented with gable end facing road and façade facing east. Façade contains central entrance flanked by one-over-one wood sash window on south side and sliding wood sash window on north side. Small, one-story gable-roofed wing on north elevation. Secondary entrance and varied fenestration on west (rear) elevation. Stone foundation, wood novelty siding, asphalt gable roof.

1398 Kings Highway

Parcel # 14-4-1.1

Property Name: Lehigh & Hudson Valley Railway Depot

Construction Date: ca. 1905; moved to site 1971

1 contributing building, 1 contributing object

One-story wood frame commercial building with front-gabled roof with deep eaves on all sides. Roof has exposed rafter tails and is supported by large braces at each corner. Two-bay façade contains central entrance and two-over-two wood sash window. Below the gable end, a pent roof wraps around from the side elevations to shelter the entrance. West elevation has secondary entrance and large bay window. One window under eaves on east elevation; rest of wall bumped out flush with roof. Concrete foundation, wood clapboard siding, asphalt shingle roof. Building moved to present site from East Chester in 1971.

Object: Wood frame railroad caboose dating to ca. 1920 sits in front of depot on original wheel carriages; was fixed in place at this location in 1971 as annex of business in depot. Entrance on north end accessed by wood exterior stairs, series of windows on side elevations, monitor centered on roof. Vertical wood siding, metal roof. Originally associated with Lehigh & Hudson Valley Railway.

1403 Kings Highway

Parcel # 14-3-1.1

Construction Date: ca. 1950

1 contributing building

Large two-story commercial building, two bays wide and three bays deep with front-gabled gambrel roof. First story is stone; roof is wood frame. Façade contains two garage door openings, one with an overhead door and the other infilled with a glass wall containing a pedestrian entrance. Second story has two pairs of one-over-one sash windows with transoms with a small casement window between them and a round window in the gable peak. Side elevations each have three windows on the first story and shed dormers with varied fenestration on the second. Concrete foundation, river rock veneer and vinyl clapboard siding, asphalt shingle roof.

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1405 Kings Highway

Parcel # 13-1-2

Property Names Conklin–Van Duzer House

Construction Date: ca. 1830

2 contributing buildings

One-and-one-half-story Greek Revival-style wood frame single dwelling, five bays wide and two bays deep with side-gabled roof with cornice returns. Interior chimneys at both ends. Original three-bay façade has entrance with sidelights on east side and two windows with six-over-six wood sash. Three frieze band windows with six-paned wood slider sash are aligned with openings below. Later full-width hip-roofed porch spans façade, supported by replacement posts and balustrade. Two-story, two-bay wing added to east elevation at unknown date. Six-over-six replacement sash windows on both stories. West elevation has brick fireplace panel and two windows on each floor with six-over-six wood sash. One-story wing with hipped roof added to rear contains six-over-six replacement sash windows. Stone foundation, wood clapboard siding, standing-seam metal roof.

Secondary building (now Sugar Loaf Post Office): One-and-one-half-story wood frame commercial building constructed ca. 1920 as a chicken hatchery and store. Four bays wide and five bays deep with a front-gabled roof. Four-bay façade has an off-center entrance flanked by one window on the west side and two on the east, all containing one-over-one sash. Faux roof truss and louvered window in gable end. Full-width shed-roofed porch spans façade and wraps around entire west elevation, which contains a secondary entrance and four windows. Concrete slab foundation, plywood panel walls with grooves, asphalt shingle roof. Repurposed as post office in 1982.

1406 Kings Highway

Parcel # 13-1-44.21

Construction Date: ca. 1968

2 contributing buildings

One-and-one-half-story wood frame single-family raised ranch dwelling, four bays wide and two bays deep with side-gabled roof. Central entrance located between stories; lower half-story has brick veneer and two windows on either side of entry. Picture window with flanking sash windows occupies area west of entrance; two single sash windows on east side. Upper story on west side projects in a front-gabled bay. Varied fenestration on west elevation; may have replaced two garage bays. East elevation has two windows in lower level and none in upper level. Concrete foundation, brick veneer and composition clapboard siding, asphalt shingle roof.

Secondary building: One-story stucco and wood frame commercial building with cross-gabled roof, compromised of a longer and a shorter wing. Longer wing faces west onto parking lot and has entrance at south end below single-bay roof canopy at corner where shorter wing adjoins. Gabled end of shorter wing projects south of door with row of four windows. Spanning the rest of the longer wing north of the entrance are six paired windows with concrete sills. North elevation of longer wing faces road and has single-pane window and secondary entrance with gabled hood. Concrete slab foundation, stuccoed concrete block and wood clapboard walls, asphalt shingle roof. Original use unknown; currently houses a preschool.

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1408-1410 Kings Highway

Parcel # 13-1-43.1

Property Name: Sugar Loaf Schoolhouse; Sugar Loaf Engine Company

Construction Date: ca. 1836; addition ca. 1960

1 contributing building, 1 non-contributing building (due to age)

One-story brick school building with front-gabled roof. Original portion three bays wide and five bays deep. Façade originally had central entrance with windows on either side; only one window remains, containing one-over-one replacement sash. West elevation has four windows with replacement sash and secondary entrance at rear. Later alterations for reuse as a firehouse ca. 1960 resulted in the removal of the original front door, alterations to the fenestration, and the addition of a cross-gabled concrete block wing on the east side, which originally had two large overhead garage doors to allow for the storage of fire vehicles. These garage bays have been removed and replaced with a pedestrian door and three windows. East elevation has secondary entrance and no windows. Foundation not visible, brick, concrete block, and vinyl clapboard siding, asphalt shingle roof.

Firehouse building: One-and-one-half story wood frame municipal building with cross-gabled roof, built 1989. Front-gabled wing has three vehicle bays with overhead doors and large demilune window in gable. Cross-gabled wing contains standard entrances and windows. Concrete slab foundation, wood siding, asphalt shingle roof.

2 Pine Hill Road

Parcel # 14-2-3

Property Name: Turfler House

Construction Date: 1911

1 contributing building

Two-story wood frame Queen Anne-style single dwelling constructed with materials ordered from Sears, Roebuck Co., two bays wide and two bays deep with hipped roof. Irregular plan with entrance containing double-leaf doors and adjacent wood sash window located on east side of façade; porch with small shingled pediment, flat sawn balusters and round columns wraps around east elevation. Porch is approached by wide steps flanked by stone-faced concrete walls; matching stone plinths support paired columns at the porch entrance. Pairs of wood sash windows above entrance in second story and in hipped dormer in roof. West side of façade contains a single wood sash window on the first story and a square oriel surmounted by a gable with flared eaves in the second story; oriel contains a pair of wood sash windows and shingled gable contains one small window. Similar two-story gabled bay windows repeat on side elevations. West elevation contains secondary entrance with small gabled porch with detailing matching the main porch. Two-story kitchen wing on rear with porch on east elevation. House matches plans for Sears Modern Home #118. Stone foundation, wood clapboard siding, asphalt Cascade shingle roof.

12 Pine Hill Road

Parcel # 14-2-4

Construction Date: ca. 1960

1 contributing building

One-story wood frame ranch-style single dwelling, three bays wide and two bays deep with a cross-gabled roof. Gabled center bay of façade projects from main block and contains central oriel with four wood casement windows. Entrance in bay to east; paired wood sash windows in bay to west. Screened porch on rear elevation and garage at basement level. Concrete block foundation, wood clapboard siding, asphalt shingle roof.

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14-16 Pine Hill Rd.

Parcel # 14-2-5

Property Name: Knapp–Van Duzer House

Construction Date: ca. 1780

2 contributing buildings

One-and-one-half-story wood frame single dwelling, five bays wide and two bays deep with a side-gabled roof. Façade has center entrance with wood surround containing four-light sidelights. Two windows on either side with two-over-two wood sash. Five small wood sash windows in upper story aligned with openings below. All window openings have been altered to accommodate storm windows. East elevation has stone fireplace panel centered below gable, from which rises an interior chimney. One window next to fireplace panel, two windows in gable end. Rear addition (date unknown) built flush with east elevation and united with original house by later addition of saltbox-style roof contains one small window. One-story kitchen wing engaged to west elevation; large stone panel and massive brick chimney have been added to front. Rear addition occupies half of rear elevation. Stone foundation, wood clapboard siding, asphalt shingle roof.

Outbuilding: Two-and-one-half-story wood frame barn/carriage house with front-gabled roof located northeast of house; door on façade's first story, pair of eight-light windows on second story, nine-light window in gable. Stairs leading up to deck with second-story entrance on north elevation. Wood clapboard siding.

56 Wood Road

Parcel # 30-1-17

Property Name: Knapp–Sutton House Annex

Construction Date: ca. 1850

1 contributing building

Two-story wood frame mixed-use building, four bays wide and two bays deep with side-gabled roof. Basement at grade in rear. Façade faces south and contains off-center entrance with gabled porch flanked by two wood sash windows to west and multi-pane picture window to east; second story contains four wood sash windows. East elevation contains shop entrance and a six-over-six wood sash window at basement level and two six-over-six wood sash windows on each of the two stories above. West elevation has one-story addition (date unknown). Stone foundation, wood siding, standing-seam metal roof.

58 Wood Road

Parcel # 30-1-20

Property Name: Knapp–Sutton House

Construction Date: ca. 1830; addition ca. 1870

1 contributing building, 2 non-contributing buildings (due to age)

Two-story wood frame single dwelling, four bays wide and three bays deep with a side-gabled roof. Original portion of house constructed ca. 1830 has three-bay façade with entrance on north end and windows in other two bays; three windows on second story aligned with lower openings; all windows have replacement sash. Full-width porch with hipped roof has square posts and balustrade with turned spindles. South elevation has two windows and secondary entrance on first story, two windows on second story, and single window in gable. Brick chimneys on both ends of roof ridge. Two-story addition constructed on north end of building ca. 1870 contains two-story tripartite bay window on façade with two windows on front and single windows on sides (all with replacement sash) with wood panels below each. North elevation has two windows on first story, two

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windows on second story, and one window in gable. One-story flat-roofed addition on rear wraps around one bay of each of the side elevations, where it has small porches leading to secondary entrances. Stone foundation, wood clapboard siding, standing-seam metal roof.

Outbuilding 1: One-and-one-half-story wood frame basement barn with side-gabled roof, built ca. 2000. Façade contains two vehicle doors and two shed dormers with mow doors. Rear elevation has exposed basement. Stone foundation, wood board siding, standing-seam metal roof. Non-contributing due to age.

Outbuilding 2: One-and-one-half-story wood frame barn with front-gabled roof, built ca. 1980. Faux hay hood on front, shed dormers on sides. Stone foundation, wood siding, asphalt shingle roof. Non-contributing due to age.

62 Wood Road

Parcel # 30-1-18

Property Name: Sugar Loaf Square

Construction Date: ca. 1985

3 non-contributing buildings (due to age)

Complex of three domestic-scale commercial buildings at the corner of Kings Highway and Wood Road, each one-story, wood frame, and with a side-gabled roof. The most prominent has façades facing both Wood Road and Kings Highway, with the main entrance facing Wood Road and set in a gabled pavilion with a large arched transom. The building to the north has multiple entrances and four gabled dormers. The third is set far back behind the others and not visible from the street. All have concrete foundations, wood clapboard siding, and asphalt shingle roofs.

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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.

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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

ca. 1780 - 1974

Significant Dates

1852 (church constructed)

1967 (craft village formed)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The Period of Significance embraces the history of the district from the estimated construction date of the earliest extant building (ca. 1780) up to the fifty-year limit (1974), at which time the hamlet had reached its zenith as a twentieth-century craft village.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Sugar Loaf Historic District is significant at the local level under National Register Criteria A and C. Under Criterion A in the area of Community Planning and Development, the district is a significant surviving example of a nineteenth-century rural hamlet that provided services to local farms and travelers on an early regional highway. Its development began after the Revolutionary War and reached its peak in the mid-1800s as a community of tradesmen, merchants, tavern keepers, and farmers. This heyday coincided with an era of prosperity enjoyed by area dairy farmers, known as Orange County's "Golden Age." Subsequently the local agricultural economy began to decline during the late nineteenth and early twentieth centuries as milk prices deflated, a condition made worse by the Great Depression.

After a period of stagnation, Sugar Loaf was discovered in 1967 by craftsman Walter Kannon, who with the help of woodcarver Jarvis Boone spurred the revitalization of the hamlet as a crafts colony. Within a short time, the hamlet was occupied by craftspeople making candles, leather goods, wood signs and other objects, metalwork, and pottery, who adapted the hamlet's aging inventory of small working-class houses to contain studios and shops as well as residences. The Sugar Loaf Guild of Craftsmen, founded in 1968, sponsored and promoted craft shows and other events that consistently drew thousands of visitors as well as craft vendors from elsewhere. An Eric Sloane Day was scheduled each year to honor the well-known artist and expert on early crafts who had served as an inspiration for the village's founders. Sugar Loaf is an enduring landmark of the back-to-nature, anti-establishment (hippie) culture that thrived in the Hudson Valley in the 1960s and 1970s.

Under Criterion C in the area of Architecture, the Sugar Loaf Historic District is a significant example of an early nineteenth-century farm center with a remarkably intact collection of rural hamlet architecture. The hamlet originated as a crossroads rest stop for travelers on Kings Highway, a major regional route created from a Lenape path in the 1730s. Its major development occurred before 1900, during the height of prosperity of the area's farms. The small hamlet has an imposing Greek Revival Methodist church built in 1852 at its core along with a variety of commercial buildings. Yet, predominant are the small houses built for village tradesmen and farmers. The earliest dwellings can be identified by brick or stone panels on their gable ends, corresponding to the backs of fireplaces. This is a distinctive feature of wood frame houses in Orange County as well as other British settlement areas in southern New York and northern New Jersey. At least one house appears to have been built with a Dutch bent frame, indicating the melding of Dutch and British building traditions in the region. Another house is reputed to contain parts of a pre-existing eighteenth-century log dwelling.

The hamlet architecture is generally defined by one-and-one-half-story wood frame dwellings built by 1850, which typically have side-gabled roofs and three-bay façades with side passage entries. There are two-story buildings with larger lots on the east side of the road built for merchants, successful tradesmen, and farmers as residences and/or commercial buildings; one is a distinctive "turnpike" tavern with a two-story front porch. New infill construction and alterations occurring in the latter half of the nineteenth century were built in a Gothic Revival-influenced village house mode characterized by gables facing the road and picturesque decoration. The northern end of the district saw some additional development after the 1862 construction of a railroad crossing Kings Highway along the eastern edge of the district.

In the late 1960s and early 1970s, the character of Sugar Loaf changed as the influx of craftspeople adapted the first floors of the hamlet's old houses to commercial space. These newcomers decorated the exteriors of their historic dwellings with embellishments reflecting their new uses, including display windows and signage, which

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created a unique identity for the hamlet as a tourist destination and attracted customers to the shops. Soon, every type of building was inhabited by members of the colony, including poultry houses adapted into “incubator” studios and short-term housing. The changes made to the historic building stock during this era were compatible with their historic character, with exterior alterations largely limited to superficial decoration that is now significant in its own right in the context of the bohemian mentality of the “Woodstock Generation” who settled in Sugar Loaf during this period.

Historic Context

Sugar Loaf’s history originates with the settlement of Orange County at the turn of the eighteenth century. When the English conquered the Dutch colony of New Netherland in 1664, little settlement had occurred outside the Dutch trading centers of Beverwyck (Albany), Wiltwyck (Kingston), and New Amsterdam (Manhattan); New Netherland’s economy relied primarily on the fur trade, and it was profitable enough that little attention had been directed to populating the wilderness between the three centers. Under the English, however, settlement was prioritized as they enacted a plan to attract people from Europe. Following the established aristocratic model, the crown deeded enormous tracts of land to well-connected gentlemen, merchants, and functionaries at practically no cost with the caveat that they induce settlement.

In the southern Hudson Valley, three patents were granted on the north side of the New Jersey border within Orange County, which had been formed in 1683: Cheesecock, close to the river, was the first in 1702; next was Wawayanda in 1703; Minisink followed in 1704. Each amounted to over 10,000 acres. North and west of the Highlands—mountains in the Appalachian Range where it crossed the Hudson River—the area contained highly fertile land at the headwaters of the Wallkill River, a major Hudson tributary. An old Native American trail created by Lenni Lenape tribes (which came to be referred to as the Wawayanda Path) traversed the Wawayanda patent on its course running north from the Philadelphia area to the Hudson River at Danskammer, a tribal meeting place north of Newburgh. The English converted this path into a road beginning in 1735. Designated a king’s highway, meaning an officially established public road, it became a significant inter-colonial route and today bears the name Kings Highway.⁵

Native tribes deeded the Wawayanda patent to twelve proprietors in 1703, who were then granted a patent by the English crown. All of them were well-established merchants and land speculators with close ties to the colonial governor. In 1705 the tract was divided into twelve lots, one for each proprietor. A thirteenth shareholder, New York physician Samuel Staats, was added in 1713 to redress his assertion that he had claimed the tract first.⁶ Each of the others conveyed a one-twelfth share in their lots to him. Only three proprietors established homes there, indicating that the others intended to profit from land sales; however, buyers were initially slow to come forward. In 1714, land speculators John Everett and Samuel Clowes from Jamaica, Queens, New York, were appointed as agents to promote settlement on the patent.⁷ Little is known about Everett, but Clowes (1674-1760) was a prominent figure in the colony. Born in Derbyshire, England, Clowes came to New York in 1697 where he practiced law; he reputedly was the first lawyer on Long Island. He was

⁵ E. M. Ruttenber and L. H. Clark, *History of Orange County, New York* (Philadelphia: Everts & Peck, 1881), 110, <http://archive.org/details/cu31924028832693>.

⁶ Dr. Samuel Staats (1657-1715) was a prominent figure in the colony. Trained as a physician in Amsterdam, Staats was active in New York political circles and was member of the Fourth New York Assembly 1693-1694. He was a member of Jacob Leisler’s administration following his “rebellion” in 1689-1691, and apparently fled the city for Albany afterwards.

⁷ Ruttenber and Clark, *History of Orange County*, 15–18.

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appointed the clerk of Queens County by Governor Cornbury.⁸ Through professional and personal connections, Everett and Clowes attracted many settlers from Queens and neighboring Bergen, New Jersey. Others came from Connecticut. These were all areas that had been settled a generation or more earlier and were overpopulated.

As increasing numbers of settlers found their way into the Wawayanda patent and began clearing farms, the Lenape people were driven deeper into peripheral wilderness areas. Orange County was a locale for skirmishes during New York's colonial wars, and hostilities came to a head with the French and Indian War in the 1750s, which drove the natives west and out of the region. By 1731, 1,969 settlers were counted in the patent, most of them scattered on 100-acre homesteads in a manner typical of regional patterns of rural development. The land's reputation for having some of the most productive farmland in the colony was surely an incentive. Orange County's nearness to New York was another advantage for transporting cattle and produce to the city and the port. Two population centers developed in the vicinity of the peaty expanse at the headwaters of the Wallkill River known as the Drowned Lands: Warwick at the south end and Goshen at the north, which was platted with a grid of small lots and became the county seat.

"A place commonly called Sugar Loafe" was referenced in a 1750 deed by which Samuel Clowes and his wife, Mary, conveyed eighty-three acres of land to Hugh and Elizabeth Dobbin. The tract was described as bordering on the west side of the Wawayanda Path. Local historians believe that this is the area where the hamlet of Sugar Loaf originated.⁹ The hamlet's location on King's Highway at the intersection with the road leading west into the Drowned Lands was propitious, and its proximity to the mountain known as Sugar Loaf (a local landmark and subject of early mineral exploration) explains its name. Yet, the place name is not recorded on eighteenth-century maps of the county, and one that delineates buildings does not show more than one or two at the intersection.

As settlement spread through the region during the last half of the 1700s, the traffic along the improved King's Highway increased, and Sugar Loaf gradually became established as a site providing services to drovers and travelers. The road became even more traveled during the Revolutionary War, as it bypassed British-occupied New York to link the Middle Colonies with the Hudson Valley and New England and permitted the movement of American troops and supplies. Orange County was in a dangerous neutral zone, and farmers were constantly harassed by marauding gangs of Tories that captured farm animals and crops to support the British army and starve the locals.

Early Period

Not until Simeon DeWitt's ca. 1805 map of land patents in Orange County (Figure 2) did "Sugar Loaf Village" show up on a map.¹⁰ By that time, Nathaniel Knapp had acquired a farm at the northern end of the hamlet, including the property at 16 Pine Hill Road, at an auction of lands confiscated from loyalists. Knapp (1726-1804) was a member of a large extended family that had moved to Orange County from Stamford, Connecticut, all of whom were descended from Nicholas Blossie Knapp, Jr. (1592-1670), who had emigrated from Norfolk, England, to Stamford, Connecticut, in 1630. Scores of Knapp families settled in the county. Nathaniel's son

⁸ For further background on Samuel Clowes, see *The Pennsylvania Magazine of History*, vol. 29 no. 1 (1905), 489.

⁹ Richard W. Hull, *Sugar Loaf, New York, 1700-1997, The Enduring Vision* (by the author, 1997), 4-5. This is based on an unrecorded deed found by one of those historians, Don Barrell, who mapped it over the hamlet. See "Don Barrell Early Sugar Loaf Notes" in the Chester Historical Society Archives.

¹⁰ Simeon DeWitt, *Map of Land Patents from Original Surveys*, ca. 1805, <https://www.loc.gov/resource/g3804n.la000535/>.

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Uzal Knapp (1759-1856) was a member of George Washington's Life Guard during all of his campaigns from White Plains to Valley Forge and while he was headquartered in Newburgh at the end of the war. A bronze statue of Uzal was erected at the Hasbrouck House in Newburgh following his death.¹¹ Nathaniel Knapp worked on developing a large and productive farm at the north end of the hamlet and also may have engaged in existing commerce at the intersection. His grandson, Nathaniel Knapp III (1769-1849), became head of the family and its enterprises after Nathaniel Sr.'s death. He married Deborah Teed in 1792, and they had four daughters and two sons who lived past childhood. Sons John M. and Alanson received portions of the farm along with daughter Sarah Ann, who married Minard Sutton of Warwick in 1831. Sutton later operated a creamery on the farm. The house that Nathaniel III built for his family in the early 1800s survives at 58 Wood Road. After Nathaniel's death in 1849, Minard Sutton became head of the household; in the 1870s he enlarged the house with a two-story picturesque addition, reflecting the success he was having in the milk business. The 1860 census records Minard and Sarah Ann with a long list of children and relatives along with five laborers, suggesting the existence of more than one dwelling on the property. John M. and Alanson Knapp owned individual homes, probably at 16 Pine Hill Road and 1405 Kings Highway. Later, Jesse H. Knapp (1795-1880), a shoemaker who was a distant cousin of Nathaniel's, owned a house and shop on a parcel at the intersection north of the hotel that he purchased in the 1830s (1392 Kings Highway).

John Wood (1730-1794) was another early landowner who held an expansive tract encompassing part of the south end of the district and extending further south beyond its boundary. John's homestead was located outside the district, but his son Jesse Wood (1779-1863) had a house built for himself at the southern edge of the hamlet (1353 Kings Highway) sometime after his 1803 marriage to Jane Davis Tunison of Somerville, New Jersey. The Woods would later subdivide their land along Kings Highway into building lots. In the next generation, Jesse G. Wood (1812-1892) played a significant role in expanding the hamlet to accommodate more families working in the trades and on surrounding farms.

A blacksmith shop located on the southwest corner of the Pine Hill Road/Kings Highway intersection at this time appears to have been functioning since the late 1700s, holding a prominent location opposite the hotel. Historic maps and censuses indicate that different owners came and went, but the shop and associated house were a local landmark up until the late nineteenth century. Wagon and harness shops were also common to highway centers, their services necessary to travelers and local farmers alike. These would have been concentrated near the intersection, and there was once a livery stable adjoined to the hotel. None of these survive today.

Growth: 1810-1900

A defining moment for the hamlet occurred in 1810 with the erection of a church by the Methodist Episcopal Society, which had been organized in 1803 in the home of John H. Conklin, one of the farmers in the neighboring countryside who signed up as members. This was the first M.E. church formed in Orange County (it was originally associated with the Philadelphia Conference), and it became the mother church for numerous others in the vicinity.

The lots on the west side of Kings Highway filled in with a series of small, one-and-one-half-story dwellings with a uniformity of design, suggesting they were built during a brief period of time in the 1830s and 1840s. By 1850, the hamlet had several blacksmiths, a cooper, several shoemakers, a tailor, a saddler, a carpenter, at least

¹¹ Edward Manning, *Washington Headquarters Catalog of Manuscripts and Relics* (1874), 56.

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one store, and two hotels. Nathaniel W. Conklin and his brother John S. Conklin (sons of settler and church founder John H. Conklin) manufactured carriages and wagons at what is now the southern end of the district. Daniel D. Halleck, a merchant, operated a store out of an early farmhouse at 1360 Kings Highway, just north of Stewart Kelly's blacksmith shop and the Conklin brothers' carriage and wagon shop.

In 1852, the new Greek Revival-style Methodist Church with its monumental Doric portico was erected. Over the following decades, a number of new houses were built in the district, some as infill on the frontages of farms on the east side of Kings Highway or replacing workshops that were no longer needed; others replaced small, outmoded dwellings out of necessity or by the choice of the new owners. Buildings constructed during this period can be identified by their front-gabled façades, reflecting the popular trend of village architecture in the late 1800s. They are larger than the original dwellings, mostly two stories with more rooms and expansive porches.

The open area at the north end of the hamlet, dominated by the Knapp farm and, since 1855, the Sugar Loaf Dairy Company's creamery with its adjoining ice pond, was transformed in 1862 when a railroad was constructed through it, linking Warwick to the extensive network of the Erie Railroad in Chester. Minard Sutton had a role in its construction as well as the failed plan for a canal that preceded it. The railroad expedited the transportation of milk to market, and the creamery in Sugar Loaf was one of a number of others strategically placed along its route (some of which were also owned by the Sugar Loaf Dairy Company). Sidings were built for loading and off-loading at the creamery (not extant), and a new store was opened at 1396 Kings Highway by Lewis Van Duzer, the son of shoemaker Isaac Van Duzer, which was supplied by the railroad connection. It sold coal and building supplies as well as farm and household goods, and later became the meeting place of the local grange, Chester Grange No. 984.¹² A depot was built at the highway crossing to serve local passengers traveling to larger towns for services and higher education as well as summer tourists coming into the area who boarded in area farmhouses, possibly including some of the larger houses in the hamlet.

Decline: 1900 – 1960

Small and insular, the hamlet experienced few changes and little growth in the half-century following its peak development in 1850. The population of the community remained stable, and the local agricultural economy was still prospering from the growing of apples and the production of milk and other dairy products. However, the milk market was volatile and pitted farmers and their cooperative organizations against corporate milk buyers and retailers. In 1906 the Sugar Loaf Dairy Company, which had remained in the Knapp family up to that point, was sold to the New York City-based Mutual Milk and Cream Company, which soon bought up other area dairy business.¹³

Few buildings were erected in the hamlet during the first half of the twentieth century; as historic maps indicate, Sugar Loaf was essentially built-out at this point. A 1913 appraisal of Francis A. Turfler's estate commented that there had been "very little activity in real estate in this little village" of late.¹⁴ In the 1920s and onward, prohibition, the advent of factory farming, and the onset of the Great Depression led to a loss of income for area farmers, some of whom adapted by starting chicken hatcheries (including the Van Duzer family at 1405 Kings

¹² Richard W. Hull, *Sugar Loaf, New York, 1700-1997* (by the author, 1997) 23.

¹³ "Dairy Company Sells Out," *Independent Republican* (Goshen, NY), January 19, 1906; "Warwick Valley Milk Association Sell," *Warwick Dispatch*, January 30, 1907.

¹⁴ "In the Matter of the Transfer Tax on the Estate of Francis A. Turfler, Deceased: Order Fixing Value and Assessing Tax" (Surrogate's Court, Orange County, February 7, 1914), New York, U.S., Wills and Probate Records, 1659-1999, Ancestry.com.

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Highway in the early 1920s and Bill Scott at 1362 Kings Highway in 1946). Other businesses suffered too; the Sugar Loaf Hotel closed in the 1930s, as did the creamery. Kings Highway was paved in the late 1930s, and milk from area farms began being shipped by truck instead of train. The Sugar Loaf school also closed during this decade when the Town of Chester consolidated schooling, and in 1939, passenger service on the Lehigh and Hudson River Railway was ended.¹⁵ One of the few new developments in the hamlet during this period was the opening of a gas station (not extant) in front of the GLF building at 1360 Kings Highway.

By the 1950s, the economic state of the hamlet had only grown worse. Historian Richard Hull provides a snapshot:

Many surrounding farmers went out of business, together with the local enterprises that serviced them. Buck Van Duzer's poultry business folded [...] The Grange was in decline and soon to close, Bill LaRue sold his G.L.F. business; and in 1957 with Howard Conklin's death, the hamlet's last general store closed down. A number of local structures were unoccupied, including the crumbling, recently fire-damaged Sugar Loaf Hotel. Attendance in the Methodist Church had dwindled to little more than a handful. The parsonage had already been sold in 1945.¹⁶

Revitalization: 1960 – present

The community's trajectory changed with the opening of the Sugar Loaf Hills subdivision (located on Wood, Wright, and Mari Roads, just northwest of the district) in 1961, bringing dozens of new families to the area, "nearly doubling the hamlet's population." The Methodist Church's congregation grew enough that a fellowship hall addition was constructed in 1968.¹⁷ A 1973 *New York Times* article on the hamlet thus may have been somewhat exaggerated in its claims:

As recently as five years ago the [hamlet]'s population of fewer than 100 consisted mainly of old people on welfare who couldn't afford to live anywhere else, and of New York exurbanites who took pleasure in the fact that Sugar Loaf was a place of such minimal geographical and commercial significance that it was omitted on almost all maps, had no police force or municipal government, no gas station, no pharmacy, no movie theater, not even a local tavern.¹⁸

This very well may have been true of the hamlet's historic core, though; the article also reports that by the late 1960s, eight of the historic buildings on Kings Highway had been abandoned. The transformation that soon came about was due in large part to Walter Kannon, a former insurance man who retired with his family to the hamlet from Long Island in 1960. Looking to rid himself of the stress of his city life, he chose the quiet, rural hamlet where his wife's aunt lived. Taking on a variety of odd jobs to support his family, Kannon spent his weekends dismantling abandoned old barns and stockpiling the hewn timbers and aged planks, which he resold to barn siding enthusiasts. He was inspired in this endeavor by the artist and author Eric Sloane (1905-1985), who popularized a "reverence" for wood and old-timey building crafts.¹⁹ In 1966, Kannon bought the former

¹⁵ Hull, *Sugar Loaf*, 22.

¹⁶ Hull, *Sugar Loaf*, 26.

¹⁷ Hull, *Sugar Loaf*, 28.

¹⁸ Barry Tarshis, "Sugar Loaf Makes Its Way, Literally," *New York Times*, January 14, 1973, 4.

¹⁹ Available at the time Kannon was developing his business were Eric Sloane's books *American Barns and Covered Bridges* (1954) and *Reverence for Wood* (1965).

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Conklin store at 1368 Kings Highway, covered it with salvaged wood, and renamed it the Barnsider, making it his family's new home as well as that of his business, which had become successful enough that he could operate it full-time.

Kannon's success led him to imagine forming a community of craftspeople in Sugar Loaf who would create a variety of objects of interest to decorators and collectors from New York City. Kannon envisioned Sugar Loaf as a "living crafts community, a place where a 20th-century artisan could earn a living with his hands and raise a family."²⁰ This idea clearly resonated with the anti-establishment hippie bohemian movement of the 1960s, and Kannon's vision made its first step toward realization when he met wood carver Jarvis Boone at a cocktail party in 1967. Boone, a burly Arkansas native descended from the legendary woodsman Daniel Boone, was drawn by Kannon's vision and immediately bought a house in Sugar Loaf (1367 Kings Highway), where he set up a workshop and gallery on the first floor and living quarters for his family on the second. He covered the exterior with unpainted wood shingles, apparently to evince a maritime look in keeping with the seafaring and colonial imagery of his artwork.

Riding the wave of a nationwide folk craft revival, Kannon and Boone embarked on a plan to revitalize the hamlet as a community of contemporary artists and crafters. Boone was outspoken about the desired composition of the craft village. "We don't want a person who is interested only in selling his work here... That's the sort of thing you find in Woodstock. We want people to make a commitment—not just to earn a living but to appreciate and contribute to the sort of place we are trying to create here."²¹ The time was right. Fueled by an anti-industrial counterculture, there was a renaissance of crafts in America driven by thousands of independent makers who sold their wares in shops and at craft fairs. Some of the first new arrivals to Sugar Loaf were Peter Lendved and Jane Paulson, candlemakers from Wisconsin. Peter said that what drew him to Sugar Loaf was the community aspect, "the sense of excitement and rebirth, of people working together to build something. You just can't find that sort of thing if you're living alone."²²

Within only a few years, a core group of crafters had settled in Sugar Loaf, including a batik dyer, needlecrafter, stained-glass designer, leathercrafters, lamp maker, and lapidary artists, along with an antique dealer and assorted retail merchants. Boone believed that "there isn't another community in the country that can boast as high a proportion of working craftsmen as Sugar Loaf."²³ In 1968, the Sugar Loaf Craftsman's Guild was created so that the craftspeople could pool their resources to advertise the hamlet and promote events to attract day trippers and weekenders from around the New York City area. In 1969 Kannon organized the first Eric Sloane Day Art Show in Sugar Loaf, honoring the artist and writer of rural Americana, which continued annually until 1986 with a juried exhibition that attracted artists and craftsmen from the Northeast, as well as thousands of visitors. This event cemented Sugar Loaf's reputation as a craft center, as did other craft shows and art exhibitions that took place outdoors on Kings Highway with the old hamlet as a backdrop. In response to the influx of crafters, new shops and studios appeared along the street and in the rear yards of existing houses. In 1970 the poultry houses on the east side of Kings Highway (#1362) were converted to craft uses and renamed Scott's Meadow; the Sugar Loaf Theater occupied the old GLF building on the property.

²⁰ Barry Tarshis, "Sugar Loaf Makes Its Way, Literally" 4.

²¹ Tarshis, "Sugar Loaf Makes Its Way, Literally", 4.

²² Tarshis, "Sugar Loaf Makes Its Way, Literally", 32.

²³ Tarshis, "Sugar Loaf Makes Its Way, Literally", 32.

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Historian Richard W. Hull provides an account of the many talented artisans who lived and worked in Sugar Loaf in the 1970s, their work covering a broad spectrum of crafts. Many were still present in the 1990s when he compiled the list.

Early in the decade, Jo Hull and Jean Paulson shared a batik workshop and studio called Bambika Batiks. Later Jo and her sister-in-law Suzi Stage founded a catering and culinary business, called Canape Capers. In Scott's Meadow, Sylvia and Milton Margolis opened a jewelry shop called Syms. Deb and Tim Diltz established the venerable Sugar Loaf Frame Shop and picture-frame-making business on Mill Lane [current address: 1384 Kings Highway] in 1973. In the colonial era house on Pine Hill Road, Arthur Ahr crafted fine furniture from his studio and down the street in a stone building next to the railroad George Denninger also creatively designed and built fine furniture. Behind the post office was still another furniture maker by the name Uzenski. And for a short while in the mid-1970s Richard Logothetis had his own tiny "Sugar Loaf Theater" in the Red Barn at Scott's Meadow.

On King's Highway, Beth DuCharme opened a clothing store, called "My Sister's Closet" and carried custom patchwork quilts. She would soon marry Don Duke, who had a Health Food store in the hamlet. Next door, the pewter smith, Joanne Sauer, opened a workshop. And next to her was the sculptor, Rob Wright. Down the street, Bob and Rosanne Lowy had a custom tattoo parlor. There was also Al Tirella, a noted restorer of stained glass windows. In the second half of the decade, they were joined by Dick and Joanne Manley who came to our hamlet to make dulcimers, kazoos, and rag dolls. Two years later, in Scott's Meadow, Bob Fugett and Mary Endico opened their Fantasy Factory. Over the next two decades, Mary produced more than 20,000 paintings. The decade ended with the arrival of Nick and Bette Zungoli who opened their Exposures Gallery in Scott's Meadow. Within a decade, Nick had become one of America's foremost landscape and travel photographers. And in the restored Sugar Loaf Inn across from the church, Joy and Trevor Sprake, an English couple, the new owners, opened an antique shop. In the same building, Al Johnson and his family would open a delicatessen.²⁴

The old buildings on Kings Highway became a palette for the craft community, with bold colors, decorated porches, display windows, and individualized signage. The smaller houses were enlarged with rear additions or had shop wings added on the sides; some owners also added studios and/or shops on lanes running to the backs of the properties. Throughout the undertaking of these changes, there was a preservation ethic among the owners, many of whom had invested in the rehabilitation of the aging buildings, consistent with the crafters' honor of the traditional past. The 1970s closed with the establishment of the Sugar Loaf Community Foundation, formed by some of the hamlet's leaders including Walter Kannon, Jarvis Boone, and Richard Hull as a counterpoint to the commercial orientation of the Craftsmen's Guild, with the broader mission of preserving Sugar Loaf's cultural heritage. This shift from building a craft enterprise to defining and nurturing the hamlet community marked the culmination of Sugar Loaf's revival, with its commercial and cultural activities restored.

In 1974 the Town of Chester designated Sugar Loaf a Local Business Zone with an architectural review board, meant to "preserve the beauty and character of the district."²⁵ Fifty years later, Sugar Loaf continues to function

²⁴ Hull, *Sugar Loaf, The Enduring Vision*, 30-31.

²⁵ Hull, *Sugar Loaf, The Enduring Vision*, 30-31.

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as a craft center and tourist destination. Hundreds of crafters and artists have had studios and shops there over the years. Some of the original craftspeople continue to reside and work in the hamlet, while others have had tenures of varying length. Sugar Loaf contains a small but remarkable concentration of domestic, commercial, and church architecture representing an early nineteenth-century highway hamlet that was preserved and revitalized as a thriving craft colony 150 years later.

Architecture

The Sugar Loaf Historic District is architecturally significant as an intact representation of local nineteenth-century architectural traditions in the Hudson Valley. Its location in Orange County in the southern part of the region places the hamlet within a cultural area where people of English and Dutch heritage historically intermingled, and this intermingling influenced local building traditions. Sustaining precedents introduced from the Netherlands in the seventeenth century, Dutch houses were built using bent construction with beams spanning rooms arranged in a linear plan. English houses had three-dimensional frames and compact plans originating from the traditional center-chimney house. They had a smaller footprint than Dutch houses, with rooms arranged vertically rather than horizontally. The common English house in the region typically had a side-passage plan and was two rooms deep and three bays wide. This reflected the social hierarchy inherent in English architecture. Only the best houses had two stories, a center-passage plan, and a five-bay façade. Orange County was virtually a pure English zone in the mountainous Hudson Highlands, which the Dutch passed over for better agricultural land in New Jersey and Long Island, where, in time, the cultural groups and architectural traditions coexisted. English settlers from Long Island, Connecticut, and New Jersey were the first to populate Orange County, and they brought an architectural template from their place of origin.

The one-and-one-half- and two-story, three-bay dwellings that characterize domestic architecture in Sugar Loaf were the predominant house forms constructed in Orange County during the eighteenth and nineteenth centuries.²⁶ The historic district contains both large, two-story dwellings that represent farmhouse architecture at the turn of the nineteenth century as well as smaller, one-and-one-half-story early dwellings. One outlier at 1375 Kings Highway has the form and dimension of a house constructed with a bent frame, hinting at a Dutch presence somewhere in the background. The period of Sugar Loaf's principal development, from 1830 to 1850, is reflected in the small house forms. Their neat, compact exteriors carried a modest expression of the Greek Revival style, now muted by later embellishments. One novelty in the oldest of these dwellings are the brick and stone backs of fireplaces that are expressed on the side elevations. This was a popular architectural motif in Orange County and the larger southern Hudson Valley region until stove heating was popularized in the 1840s.

The Sugar Loaf hamlet is further distinguished by an imposing Greek Revival-style Methodist church and a turnpike tavern with a two-story front porch. As it was built out, Sugar Loaf epitomized early agricultural hamlet architecture in Orange County following the traditions brought there by settlers from established English communities in the southern part of the region. It has survived with sufficient integrity to effectively evince this history. The historic district retains nearly all of the primary buildings extant in 1851, as depicted on the first detailed map of the hamlet to be published. A small proportion have been lost to attrition, with as many others added in the late nineteenth century. The district retains the range of property types characteristic of nineteenth-century rural hamlets: church, hotel, stores, school, railroad depot, cemetery, and large and small dwellings. Early domestic and shop outbuildings have been largely lost, although others have been added for craft shops and studios. The outward appearances of many of the early dwellings show the effects of alterations made in the

²⁶ See illustrations in Mildred Parker Seese, *Old Orange Houses*, vols. I & II (Middletown, NY: Whitlock Press, 1941 & 1943).
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mid-twentieth century by artists and crafters who incorporated shops and studios into the buildings, which contributed to the revitalization of the hamlet. In most cases, the original forms and designs of the houses are discernable despite the alterations, which themselves are contributing elements to the evolving streetscape. The district as a whole retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

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Tarshis, Barry. "Sugar Loaf Makes Its Way, Literally." *New York Times*, January 14, 1973.

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): _____

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10. Geographical Data

Acreage of Property 45.36 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

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

- | | |
|------------------------|-----------------------|
| 1. Latitude: 41.321994 | Longitude: -74.286512 |
| 2. Latitude: 41.320783 | Longitude: -74.283316 |
| 3. Latitude: 41.319044 | Longitude: -74.283981 |
| 4. Latitude: 41.315395 | Longitude: -74.283696 |
| 5. Latitude: 41.316839 | Longitude: -74.288526 |
| 6. Latitude: 41.320284 | Longitude: -74.288924 |

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.)

Boundary encompasses the historic core of the hamlet, reflecting its extent as represented on maps published in 1859, 1875, and 1903.

11. Form Prepared By

name/title Tabitha O'Connell, NY SHPO (from a draft by Neil Larson)
organization Neil Larson & Associates date August 2024
street & number 60 Noone Lane telephone 845-706-9897
city or town Kingston state New York zip code 12401
e-mail Neillarson8@gmail.com

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.)

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Sugar Loaf Historic District

City or Vicinity: Sugar Loaf

County: Orange

State: New York

Photographer: Neil Larson

Date Photographed: February 2023, April 2024

Description of Photograph(s) and number:

- 1 of 31: View south on Kings Highway from Pine Hill Road showing Methodist Church at #1387 on right and hotel at #1388 on left.
- 2 of 31: Streetscape view south from church.
- 3 of 31: View north on Kings Highway from store building at #1396.
- 4 of 31: Methodist Church at 1387 Kings Highway.
- 5 of 31: Hotel at 1388 Kings Highway.
- 6 of 31: House at 14-16 Pine Hill Road.
- 7 of 31: House at 58 Wood Rd.
- 8 of 31: Houses and shops at 1375, 1379 & 1381 Kings Highway, left to right.
- 9 of 31: House at 1353 Kings Highway.
- 10 of 31: House at 1356 Kings Highway.
- 11 of 31: Houses and shops at 1367, 1371, 1373, 1375 & 1379 Kings Highway, left to right.
- 12 of 31: House at 1360 Kings Highway.
- 13 of 31: Studio (former hatchery) building at 1362 Kings Highway.
- 14 of 31: Former GLF farm supplies store at 1360 Kings Highway.
- 15 of 31: House at 1364 Kings Highway.
- 16 of 31: The Sugar Loaf Taphouse at 1368 Kings Highway.
- 17 of 31: House at 1379 Kings Highway (former parsonage).
- 18 of 31: House at 1376 Kings Highway.
- 19 of 31: House at 1385 Kings Highway.
- 20 of 31: House at 1381 King's Highway.
- 21 of 31: House at 1392 Kings Highway.
- 22 of 31: View north on Kings Highway at Pine Hill Road intersection showing house at 1389 Kings Highway on left and house at 8 Pine Hill Road on right.
- 23 of 31: House at 8 Pine Hill Road.
- 24 of 31: House at 1405 Kings Highway.
- 25 of 31: Former schoolhouse (now repurposed for Sugar Loaf Fire Co.) at 1410 Kings Highway.
- 26 of 31: Railroad depot and caboose at 1398 Kings Highway.
- 27 of 31: View of Romer's Alley showing shops added behind 1371 Kings Highway.
- 28 of 31: Houses and shops at 1378 & 1382 Kings Highway.
- 29 of 31: House and shop at 1357 Kings Highway.
- 30 of 31: View south on Kings Highway showing store at #1396 on left and house at 8 Pine Hill Road in background.
- 31 of 31: Buildings at 62 Wood Road (known as Sugar Loaf Square).

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Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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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Figure 1. Detail from 1779 map of New York showing a crossroads with buildings (indicated with red circle) at the intersection of Kings Highway and Pine Hill Road. (Library of Congress Geography and Map Division Washington, D.C., <https://www.loc.gov/resource/g3800.ar107003/>.)

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Figure 2. Detail from ca. 1805 map of land patents in Orange County labeling the village of Sugar Loaf. It is unknown whether the inclusion of a second place labeled “Sugarloaf Village” to the northeast is an error or if it refers to a second settlement of the same name that is now no longer in evidence. (Library of Congress Geography and Map Division, Washington, D.C., <http://hdl.loc.gov/loc.gmd/g3804n.la000535>.)

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Figure 3. Detail of 1851 Map of Orange County depicting Sugar Loaf. (Library of Congress Geography and Map Division Washington, D.C., www.loc.gov/item/2013593254/.)

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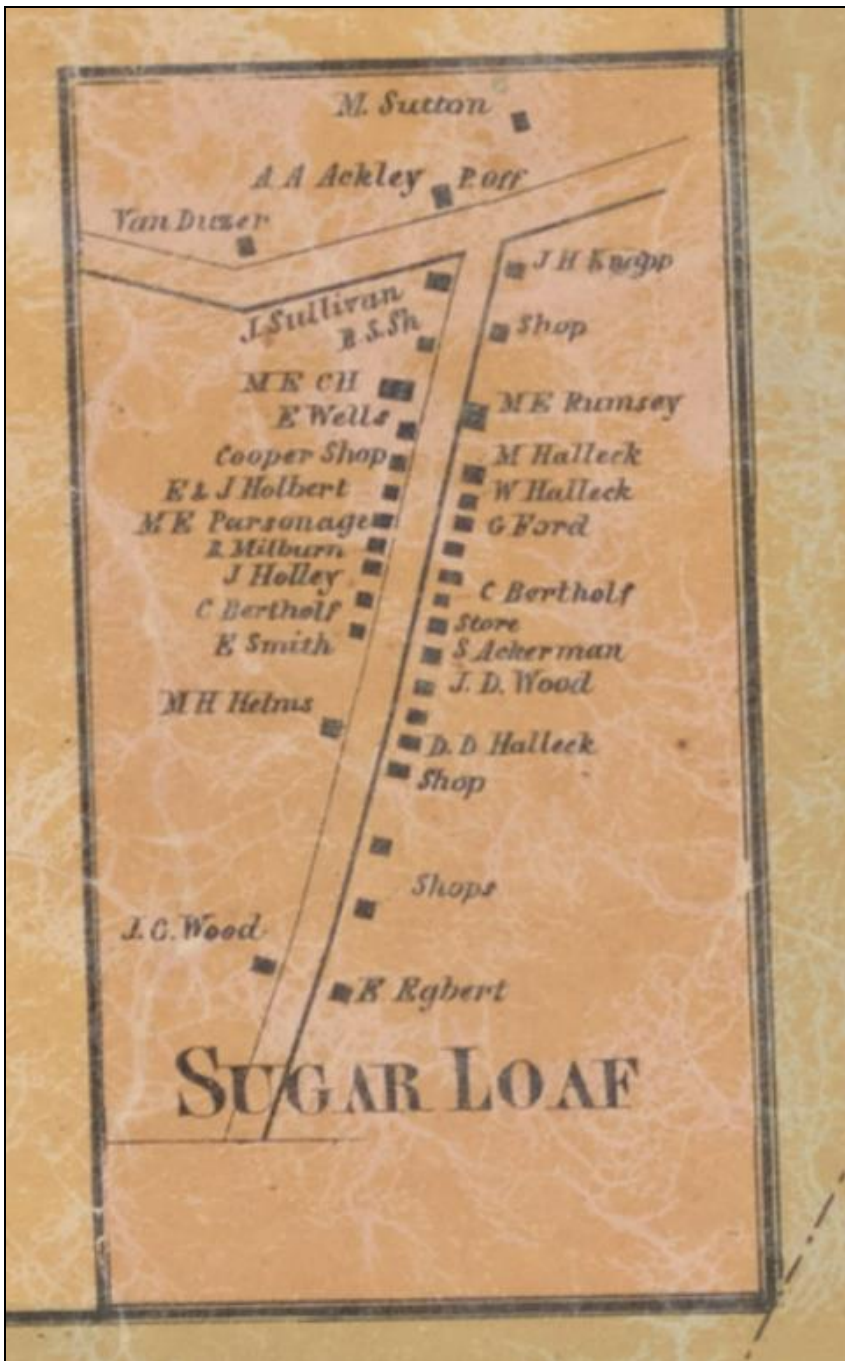


Figure 4. Inset map of Sugar Loaf from 1859 Map of Orange and Rockland Counties. (Lionel Pincus and Princess Firyal Map Division, The New York Public Library Digital Collections, <https://digitalcollections.nypl.org/items/484e2070-04c2-0134-342b-00505686a51c>.)

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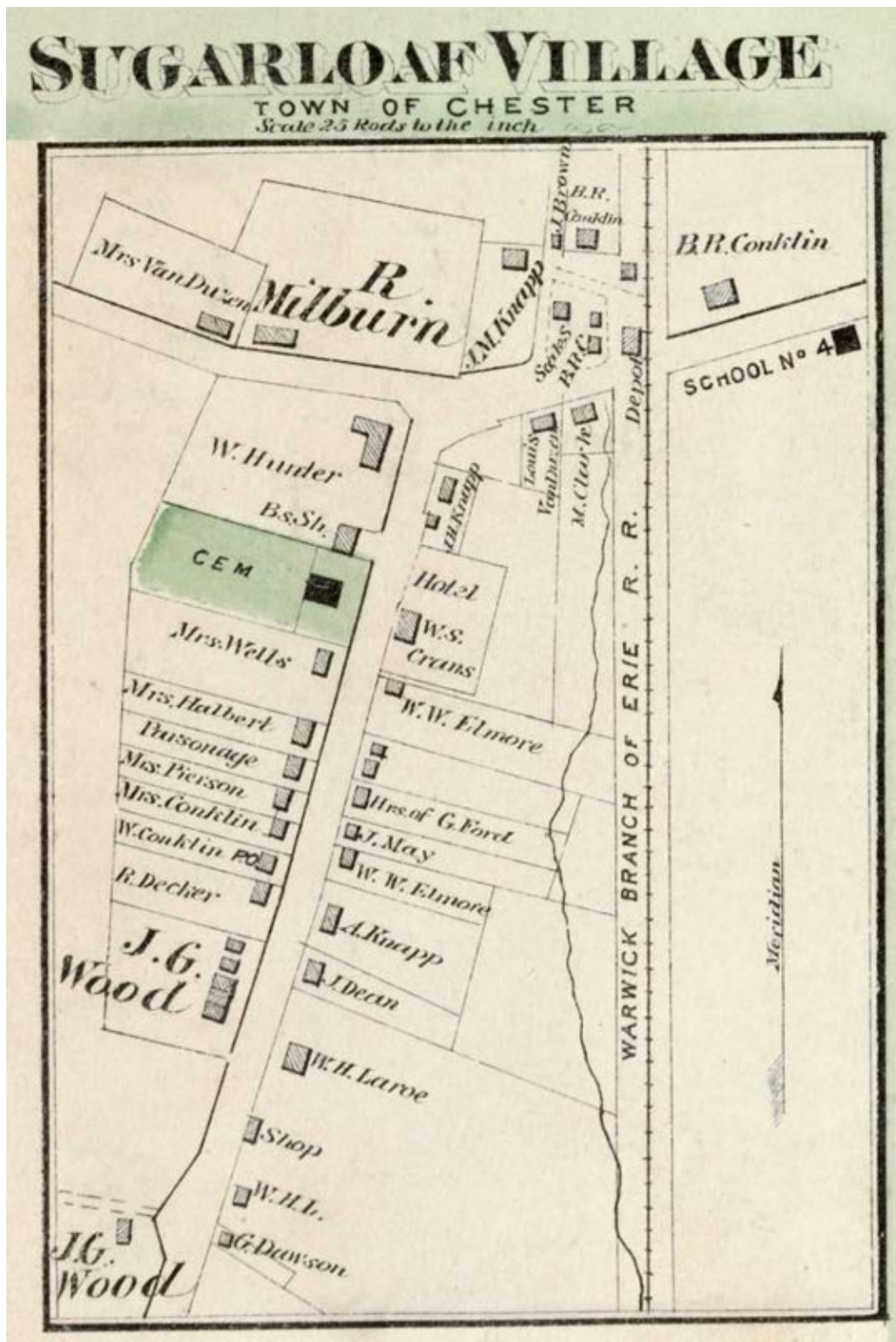


Figure 5. Inset map of Sugar Loaf from 1875 Atlas of Orange County. (Lionel Pincus and Princess Firyal Map Division, The New York Public Library Digital Collections, <https://digitalcollections.nypl.org/items/5e66b3e8-9da8-d471-e040-e00a180654d7>.)

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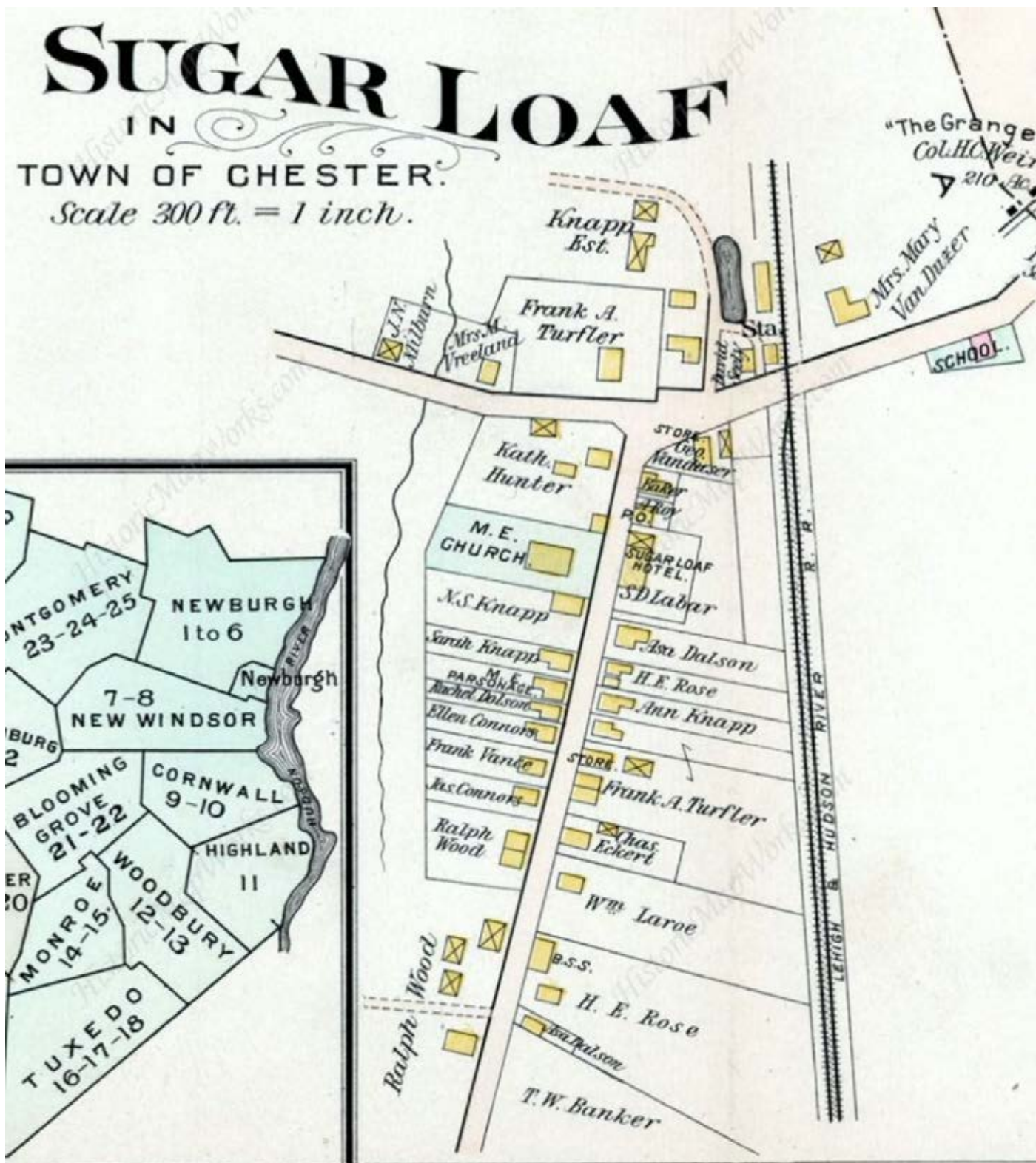


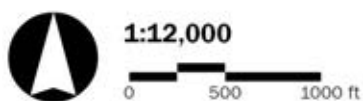
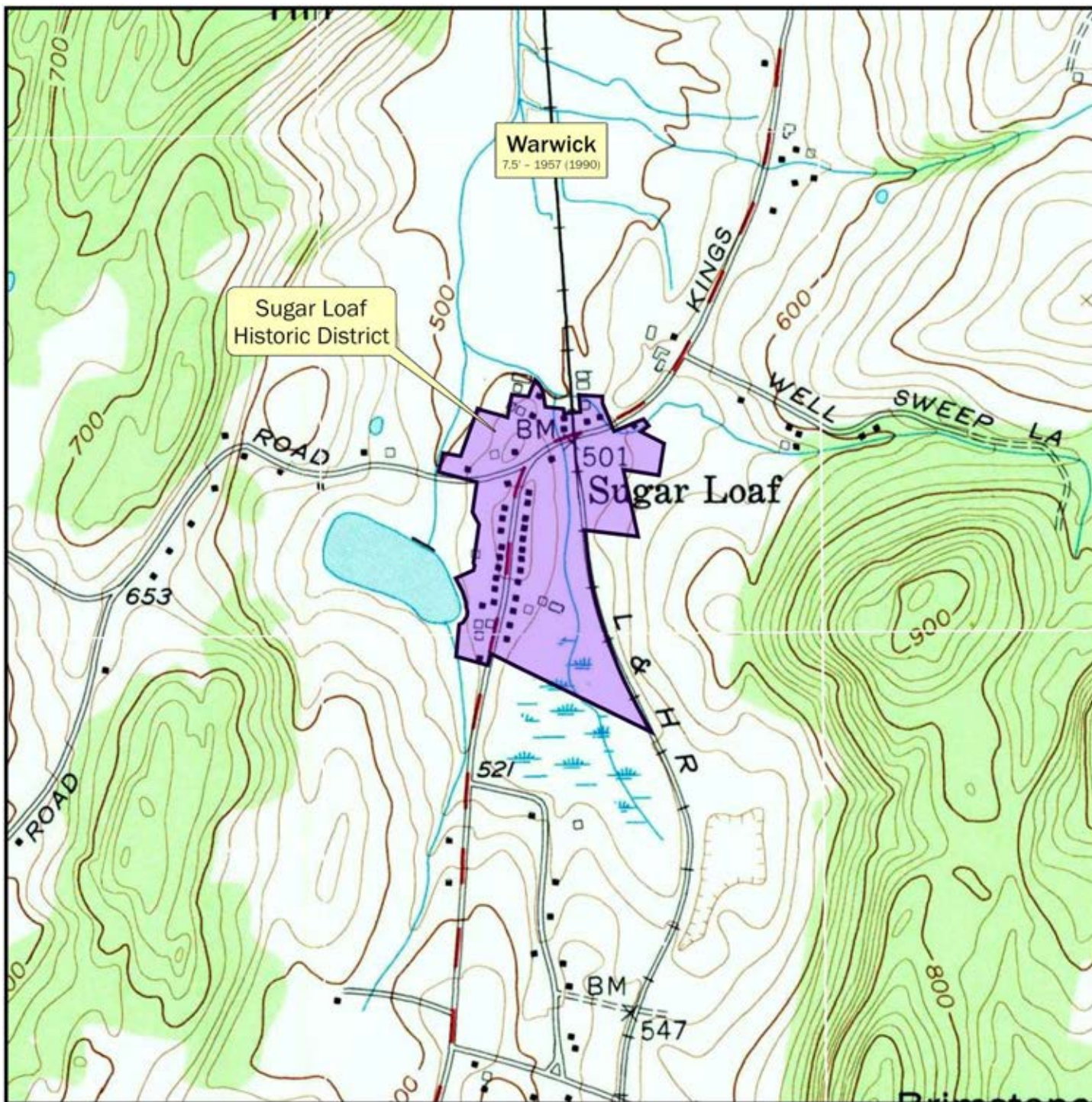
Figure 6. Inset map of Sugar Loaf from 1903 Orange County Atlas. (Historic Map Works, www.historicmapworks.com/Atlas/US/10241/Orange+County+1903.)


DRAFT Sugar Loaf Historic District

Orange, New York

Name of Property

County and State



 Sugar Loaf Historic District



Projection: WGS 1984 UTM Zone 18N

Mapped 08/14/2024 by Matthew W. Shepherd, NYSHPO

DRAFT Sugar Loaf Historic District

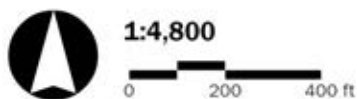
Orange, New York

Name of Property

County and State



Point	Latitude	Longitude	Point	Latitude	Longitude	Point	Latitude	Longitude
1	41.321994	-74.286512	3	41.319044	-74.283981	5	41.316839	-74.288526
2	41.320783	-74.283316	4	41.315395	-74.283696	6	41.320284	-74.288924



 Nomination Boundary (45.36 ac)



Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2021

Mapped 08/14/2024 by Matthew W. Shepherd, NYSHPO

DRAFT Sugar Loaf Historic District

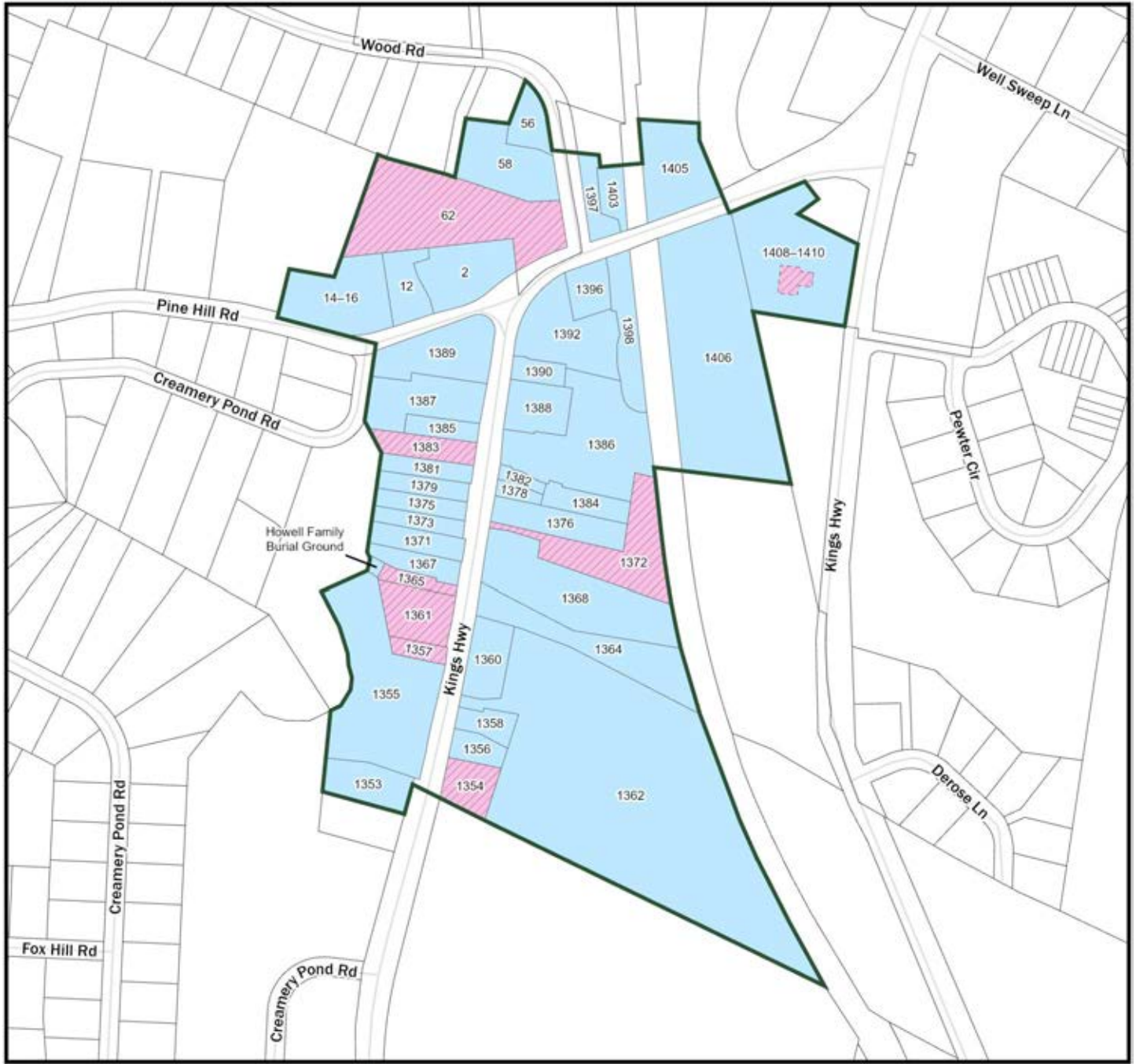
Orange, New York

Name of Property

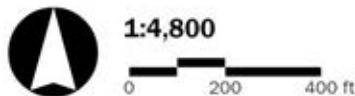
County and State

Parcel Status Map

See Resource List for details



Contributing Non-Contributing



Nomination Boundary



Projection: WGS 1984 UTM Zone 18N

Orange County Parcel Year: 2023

Mapped 08/14/2024 by Matthew W. Shepherd, NYSHPO









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