

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name Bolton, James H., House

other names/site number \_\_\_\_\_

### 2. Location

street & number 117 West Washington Street

|     |                     |
|-----|---------------------|
| N/A | not for publication |
| N/A | vicinity            |

city or town Bath

state New York code NY county Steuben code 101 zip code 14810

### 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

Ruth A. Ruppert DSHPO 12/26/14  
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:) \_\_\_\_\_

Jean Edson H. Beall 2-23-15  
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.)

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

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

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 1            | 2               | buildings    |
| 0            | 0               | sites        |
| 0            | 0               | structures   |
| 0            | 0               | objects      |
| 1            | 2               | <b>Total</b> |

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

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

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/residence  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC/residence  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Early 20<sup>th</sup> century Queen Anne  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: cement, stone  
walls: wood  
\_\_\_\_\_  
roof: asphalt  
other: \_\_\_\_\_  
\_\_\_\_\_

**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.)

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### **Summary Paragraph**

Located at 117 West Washington Street in Bath, Steuben County, New York, the James H. Bolton House is an early twentieth century two and one-half story Queen Anne residence of wood frame construction with clapboard and wood shingle siding and stylistic features such as an asymmetrical elevation and a cross gabled roof. The façade and east elevations have a broad porch with a square spindle balustrade between equally spaced rounded columns with Doric capitals. The foundation is rusticated concrete to simulate stone and the portion under the porch is hidden by wood lattice work. Gable ends have roof brackets at each corner and all of the gable ends have scalloped wood shingles. The gable ends also feature square windows with a large diamond shape design. The interior has original period features that include plaster walls (some with the original wallpaper), extensive paneled woodwork, a main staircase, and a fireplace. A 1913 postcard indicates that the property has remained intact for nearly a century, except for the exterior paint color. The James H. Bolton House has a high degree of architectural integrity in terms of location, setting, materials, design, feeling and association. Two outbuildings (garage and garden shed) are also on the property, but are considered non-contributing since they were built after the period of significance.

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### **Narrative Description**

#### **Exterior**

The James H. Bolton House is located on West Washington Street in the village of Bath, Steuben County, New York. Bath is located in the Southern Tier region of Western New York, 73 miles east of Olean (Cattaraugus County) and 22 miles northwest of Corning (Steuben County), the two largest Southern Tier cities closest to the village. The town of Bath is centrally located within the county, bounded by the towns of Avoca and Urbana to the north, Campbell and Cameron to the south, and Howard to the west. The village of Bath is roughly centered within the town. The James H. Bolton House is located at 117 West Washington Street, which runs perpendicular to Liberty Street, the main thoroughfare of the village, ending at Pulteney Square (the public and geographic center of the village). This square and its surroundings are part of a listed historic district identified in the Bath Multiple Resource Area Document (March 1983). The James H. Bolton House was omitted from evaluation in the MRA at the time, but it meets the same level of historic and architectural integrity as other properties included in the document. Overall the house retains the craftsmanship and its original character-defining architectural elements.

Completed in 1909, the house is located in a primarily residential neighborhood consisting of late-nineteenth to early-twentieth century buildings of various degrees of historic and architectural integrity. The house is roughly near the center of the street on the south side of the road. It sits on a flat lot and has a driveway extending

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from West Washington Street along the east side of the property. When viewed from the street, the house is an early twentieth century Queen Anne style, two and one-half story residence with an asymmetrical form, large first floor porch and a cross gabled roof. The house is of wood frame construction with clapboard siding, decorative wood shingles in the gable ends and has a wide, plain fascia board running underneath the roof overhang. The entire façade (north elevation) and part of the east elevation is wrapped with a broad porch with square rails and balustrades between equally spaced rounded columns with Doric capitals. Access to the main entrance is by a centrally placed set of wide wooden stairs that lead to a period door with decorative wood and a large central light. On either side of the main door are single one-over-one sash windows. Most of the windows in the house are wide, one-over-one sash set into plain moldings and most are replacements modeled after the original sash. Windows in the first level of the façade have drip-molding style lintels. Windows in the gable ends are original and as is the triangular shaped ventilation louver located in the apex of the north gable. Windows in the front gable and dormer have a large decorative, yet functional, diamond shaped light. These are casement style windows that retain the original hardware. The dormer has an integral porch with a half-round column and a square spindle balustrade. Curved brackets are at each end of the gable end roof overhang.

The east elevation features a two-story bay window near the south end. It is topped with a gable that has eave bracketing similar to the façade gable. The bay window has one-over-one sash windows on both levels and a secondary entrance door in the wall end of the porch. This secondary entrance is neatly incorporated into the bay window and the door is identical to one in the main entrance. The gable end over the bay has decorative brackets at each corner and scalloped wood shingle siding with a gentle slope at the overhang. Windows in the gable end have the same diamond design as seen in the façade and are also original. The west elevation is similar to the east with a two-story bay window, but this one is centrally placed. As in the east elevation, the bay is topped with a gable end with eave bracketing and has one-over-one sash windows. Another entry door is located on the south end of the ground level and shares the same design pattern as the others, but is smaller and has been painted the same color as the siding and trim. This side of the house lacks the covered porch. Visible on this elevation is the foundation of stone clad with rusticated poured concrete blocks. Awning style windows are in the foundation, evenly placed with the windows in the rest of the elevation.

Similar design features are in the south elevation with the wall and window treatments. The south elevation has an entrance at the southeast end with a single-bay wide porch with a shed roof and a round Doric order support column. The wall surface is wood clapboard and the gable end has scalloped wood shingles. The first floor has two sets of double one-over-one windows and the south-west corner has a small square glazed window. The second floor has two single one-over-one windows with a small square glazed window in the

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south-east corner. In the apex of the gable is a square glazed window with a small attic vent above. Windows are narrower in this elevation than in the rest of the building and the door lacks the decorative detailing as seen in the rest of the entrance doors.

### **Interior**

Formal access to the interior is through a wood panel and glass door in the main façade. The door has a large central glass light that has decorative wood filigree work in the corners. The door enters into an entrance hall/room that contains the main staircase to the second floor. Rooms immediately to the right (west) of the entrance are a formal parlor that connects to a dining room and pantry. Behind the pantry is the kitchen and secondary staircase. Part of the kitchen was made into a small bathroom. A secondary parlor/sitting room is behind the entrance area (southeast side of house). All rooms retain their original configuration and historic features except for the kitchen, which was recently remodeled to be a modern, functional kitchen that is compatible with the rest of the house. The kitchen also has access to the basement that extends throughout the entire footprint of the house. The basement is finished and is used for utilities, work areas and storage. Rooms on the second floor mirror the layout of the first floor with the exception of an L-shaped hall running through the center east and south portion of the house. The floor contains three bedrooms and a study north of the main stair.

The interior features period wood floors, staircase, fireplace, pocket doors, built-in window seating, plaster walls and wood trim. Some of the rooms have original wall treatment of a raised textured wall paper. The covering is painted brown which gives the appearance of tooled leather, or in some places, has a faux brown paint simulating burl wood. The interior also features extensive paneled oak moldings and woodwork, which includes an original paneled wood main staircase, and an ornate wood fireplace and overmantel with a decorative green tile surround and cast iron inset/firebox. Most of the lighting fixtures throughout the house have been replaced with fixtures appropriate to the period. Apart from a modest expansion of the kitchen which occurred in 2002-03, the house remains in its original condition. One of most interesting extant features is the butler's pantry with its dumbwaiter which extends into the basement. It is a ca. 1910 "Columbia Safety" model, made by the J.G. Speidel Company of Reading, Pennsylvania. The dumb-waiter came equipped with safety clutches and the brake was automatically engaged by holding the car at any place without the use of an extra brake rope.<sup>1</sup>

The parlor off the main front entry has elaborate decorative ceiling and wall paper which highlights the

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<sup>1</sup> *Hardware Dealers Magazine Vol. 4* (New York: Hardware Publishing Company, July 1895) 555; Nancy Ruhling and John Crosby Freeman, *The Illustrated Encyclopedia Of Victoriana* (Philadelphia: Running Press, 1994) 193.

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entryway wood floors, period light fixtures and paneled wood main staircase. To the right of the entry parlor is a pocket doorway with original wood-paneled pocket doors which lead to the main front parlor. Reproduction period era wallpaper covers the ceiling and wall and is applied to the walls with different decorative wallpaper added as a wainscoting. Most of the rooms have reproduction wall paper, and the windows retain the original interior wood moldings. Original cast iron steam radiators are found throughout the house and are identified as the "Rococo" model, manufactured by the American Radiator Company factory in Detroit, Michigan.<sup>2</sup>

The dining room can be accessed from the front parlor as well as from the formal living room and features some of the original brown textured wallpaper previously mentioned. In the room, the wallpaper is used to mimic wainscoting and is a dark brown color decorated with a gold stripe to highlight the wood molding in the room. The dining room also features a built-in china cabinet with beveled glass doors. Additional wallpaper is reproduction, but appropriate to the period, intended to complement the brown wainscoting. The three-part bay window is in this space and its interior retains the original moldings. The light fixture is not original, but is of the period.

The formal living room is through set of wood-paneled pocket doors. To the east is a three-part bay window with one of the openings being the secondary entrance from the porch on the east elevation. The room also has reproduction wallpaper on the walls and ceiling. The fireplace dominates the south wall of this room with its tiger oak mantel, fluted columns and mirrored overmantel that features egg-and-dart molding, acanthus relief carving and a built-in display case. The doors to the display case are leaded glass doors containing a fleur-de-lis design. The iron firebox is surrounded by green ceramic tiles and partially fluted wood columns.

The main staircase is in the front or northeast section of the house and is enclosed with square posts and turned balusters. A closet is enclosed by the wood paneling underneath the stair and the lower end of the stair has a bench that also serves as storage. As the staircase ascends, it turns east at a right angle ending at a long narrow second floor landing. A small room to the right (north) of the landing overlooks West Washington Street and functions as a study. This room has original wall paper similar to that seen in the dining room and original diamond patterned casement windows. The hallway extends south from the study with two bedrooms on the right and one on the left. The bedrooms retain the original doors, moldings and have period light fixtures. At the very end of the hall are a bathroom and another hallway that runs east to west. A door near this juncture has an enclosed staircase to the unfinished attic (southwest end of the hall). The south end of the second floor contains a bathroom, a study/office and a rear staircase to the kitchen.

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<sup>2</sup> American Radiator Company, *Radiators* (Chicago: American Radiator Company, January 1897) 45.

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**Additional buildings:**

**Garage (non-contributing, due to age)**

The 28' x 30' garage was constructed in 1994, in an architectural style compatible with the historic house. It is a wood frame, gable front double-bay garage with a one-over-one sash window in the apex of the gable. The garage is clad in fiber-cement siding, which gives the appearance of wood clapboard and the apex is clad in a fiber-cement scalloped shingle. The roof is asphalt shingle.

**Garden Shed (non-contributing, due to age)**

The 16' x 20' garden shed was constructed in 2001, in a design consistent with the historic house. This is a non-contributing pre-fabricated side-gable roofed building with two small one-over-one windows on each end and a roll-up door.

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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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1909-1942  
\_\_\_\_\_

**Significant Dates**

1909, 1942  
\_\_\_\_\_  
\_\_\_\_\_

**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 begins with the completed construction of the house in 1909, and ends with the death of James H. Bolton in 1942, when the property was sold out of the family.

**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.)

Known as the James H. Bolton House, the building at 117 West Washington Street is an excellent example of an early twentieth century Queen Anne style residence, completed in 1909. The property is significant for architecture under Criterion C for its intact design and period features that incorporated new technologies such as electricity and radiant heat. When built, the house was a fashionable residence reflective of Bolton's status as a member of the emerging professional class in the village of Bath, New York. The house retains many of its original and elegant decorative elements, such as decorative textured wallpaper, paneled wood staircase, elaborate parlor fireplace, and dumbwaiter, features that were clearly intended to impress the visitor. Even after he retired to Elmira, Bolton retained possession of the house, using it to augment his income as rental property. The house is also a symbol of how second generation Irish-Americans could be assimilated into society, largely due to Bolton's role as a telegraph operator for the local railroad and later as a stock broker, made possible by educational opportunities and improvements in technology that were unavailable to his immigrant parents. First generation Irish immigrants often found work as laborers, especially on large infrastructure projects in New York State such as canal and railroad construction. James Bolton was able to literally be a part of building a different aspect of the railroad with his work as part of the railroad's growing communication network that tied communities together in Western New York and beyond.

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**Developmental history/additional historic context information** (Provide at least **one** paragraph for each area of significance.)

## HISTORICAL CONTEXT

Established in 1793, the village of Bath in Western New York was situated along the banks of the Cohocton River and surrounded on three sides by hills. Its first major industry was lumbering, as settlers harvested the abundant supply of timber and used the river for floating the logs to local sawmills and others further downstream. In 1794, the first improvements were made to the village, which included clearing four acres for a public gathering space and official government center known as Pulteney Square. By 1804, the village of Bath had a saw mill, two taverns, a jail, courthouse, a school and various houses and a horse racetrack. As late as 1841, the public squares and streets of Bath were still open pastures and remained so until a local group of politicians had the streets paved and had trees planted throughout the village.<sup>3</sup>

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<sup>3</sup> W.W. Clayton, *History Of Steuben County, New York: With Illustrations And Biographical Sketches Of Some Of Its Prominent Men And Pioneers* (Philadelphia: Lewis, Peck and Company, 1879) , 160-172; Clayton Mau, *The Development Of Central And Western New York: From The Arrival Of The White Man To The Eve Of The Civil War* (Dansville, NY: F.A. Owen Publishing Company, 1944), 91-91; Guy H. McMaster, *History Of The*

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Much of Bath's early success was attributed to its location along the Cohocton River, a tributary of the Susquehanna River, which aided with early migration to the region. The Susquehanna connected Bath via the Cohocton River to markets on the east coast, including the important markets of Philadelphia and Baltimore. Part of the early population migration of Steuben County included immigrants from Ireland. By 1875, Steuben County, New York had 457 Irish immigrants, six times greater with Germans being the next most populous ethnic group, numbering 69. Much of the immigrant labor force constructed infrastructure projects such as canals and railroads, playing a significant role in Bath's development.<sup>4</sup>

One of the Irish immigrants who contributed to the growth of Bath was Thomas Collins, who began as a laborer, but later was able to establish himself as a builder. In 1862, he was able to buy a village lot on West Washington Street in the southwest section of the village. The property was previously owned by James Manley, another Irish immigrant, and early maps indicate that he had a house built. Subsequent maps indicated that Collins expanded the house, but the house was demolished sometime after his death. His heirs sold the property (and presumably, the house) to land agent George Nichols in 1896, who then sold it to Dr. John Hasson. A historic Sanborn map revealed that by 1904, the old house had been demolished. Hasson deeded the property to his newly-married sister, Katherine Hasson Bolton, and her husband James H. Bolton in 1909.<sup>5</sup> Bolton was a telegraph operator and his wife was a school teacher. The vacant land would be an excellent opportunity for them to build a house reflective of their place in society and be within walking distance of the railroad station, James Bolton's place of employment. A new house was the perfect opportunity to be a statement of their success and the Boltons included fashionable details whenever possible, such as rich wood paneling, elaborate fireplace surrounds and decorative ceiling and wall treatments.<sup>6</sup>

Due to its location, the railroad became a vital link for the village to Bath to other communities throughout the region. Once the Erie Railroad was completed in 1851, it was hailed as the "Works of the Ages" since it

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*Settlement Of Steuben County, NY: Including Notices Of The Old Pioneer Settlers And Their Adventures* (Geneva: NY, W.F. Humphrey Press Inc., 1975) , 162-166.

<sup>4</sup> Levy, *A Topographical Map of Steuben County*; Cunningham, *Map Of The Village Of Bath*; McMaster, *History Of The Settlement Of Steuben County*, 19-21, 220-25; Clayton, *History of Steuben County*, 99.

<sup>5</sup> M. Levy, *A Topographical Map of Steuben County*, New York (Philadelphia: J.E. Gillette, 1857); L. Cunningham, *Map Of The Village Of Bath*, Steuben County, New York (Philadelphia: M.S. Conyverse and G.M. Hopkins, 1869); D.G. Beers and Co., *Map of Village of Bath*, New York, 1873. Steuben County, New York, *Deed Book*, Vol. 47, 239; Harlo Hakes, *Landmarks Of Steuben County* (Syracuse: D. Mason and Company Publishers, 1896), 418-19; Steuben County, New York, *Deed Book*, Vol. 95, 118; Nora Hull, *The Official Records Of The Centennial Celebration, Bath, Steuben County, New York* (Bath: The Courier Press, 1893) 52-3; Steuben County, New York, *Deed Book*, Vol. 299, 392; Steuben County, New York, *Deed Book*, Vol. 312, 19.

<sup>6</sup> [http://www.academia.edu/1682288/Technological\\_Change\\_Anxiety\\_and\\_Nostalgia\\_among\\_American\\_Telegraphers\\_1870-1910](http://www.academia.edu/1682288/Technological_Change_Anxiety_and_Nostalgia_among_American_Telegraphers_1870-1910). Accessed 04/12/2013; Thomas C. Jepsen, "Two 'Lightning Slingers' From South Carolina: The Telegraphic Careers Of Ambros and Narciso Gonzales," *The South Carolina Historical Magazine*, Vol. 94, No. 4 (Oct, 1993)264-82; "Brokers Fail Clients Here Lose Little" *Elmira Star Gazette*, September 30, 1912; Stackpole, *Heritage of Bath*, 85-86, 234 – 236; "Other Town's In Steuben," *Corning Journal* (Corning, New York), July 3, 1877.

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connected the Hudson River and Lake Erie. At the same time, the Erie Telegraph Association was laying telegraph wire along public roads through the towns of Bath and Cohocton, completed in 1849. This became part of the Western Union Telegraph Company in 1856. In addition to the village being physically connected to places beyond the region, it could now receive important information in a matter of minutes that otherwise would take days by post or courier.

By the turn-of the-twentieth century, the telegraph was integral to the workings of the railroads and telegraph offices were included in railroad stations, connecting communities across the country. Telegraph work attracted the attention of James H. Bolton (1878 –1942) of Elmira who acquired the necessary skills and moved to Bath to work as an operator on the railroad. Bolton was the son of Patrick Bolton and Bridget Guthrie Bolton, Irish immigrants who came to the United States in 1869/70. His father Patrick Bolton worked as a day laborer and James was the oldest of his nine children.<sup>7</sup> James moved to Bath around 1900 and in 1907, married Katherine A. Hasson, a schoolteacher at Avoca High School, who was also the daughter of Irish immigrants in Bath. The couple were considered “popular” and their wedding was deemed, “the prettiest wedding that has taken place” in the village.<sup>8</sup>

As a laborer, Bolton’s father may have worked on the railroad in Elmira. His son became a telegrapher and at the age of twenty-nine, he was working as a manager of a local stock brokerage located in the Shannon Building on Liberty Street in Bath. He also built his house close to the station, since the station was the communication hub of activity for the village and he needed to be available since telegraph operators important for communication between towns and villages at all times. In 1907, W. H. Taylor, a telegraph operator from Herkimer, New York, advertised his stock broker/telegraph training manual by declaring, “Thousands of brokers doing successful business in nearly every city and town in the U.S. began as operators in brokers’ offices at big salaries and short hours!” Telegraph operator’s activities seemed to be recorded in local newspapers and even minor illnesses merited reports. Telegraph operators were also responsible for monitoring the stock ticker system and were often referred to as stock brokers. The stock ticker used two wheels; one to print the abbreviated stock name and one to print the stock price on a spool of paper tape. Changes in stock prices were instantly available at any office in New York that had purchased a subscription to the stock exchange. Along with these duties, telegraph operators processed daily telegrams coming in and out of the station, as well as the news reports. These highly trained positions were well paid, with a station manager/telegraph operator commanding an \$8,000 annual salary.<sup>9</sup>

<sup>7</sup> U.S. Census, 1900, Chemung County, Elmira, New York.

<sup>8</sup> “Hasson – Bolton,” *The Telegram*, Elmira, New York, September 8, 1907.

<sup>9</sup> U.S. Census-1870, Steuben County, New York, Accessed 08/10/13; “Personal,” *Corning Journal* (Corning, New York), July 30, 1902; “Three Men Killed: Through The Negligence Of A Telegraph Operator,” *The Post* (Ellicottville, New York), October 1, 1890; Alexander Jones, *Historical Sketch Of*

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Bolton's career prospered and in May 1910, he opened a second stock brokerage office, representing E. Herford & Company of Elmira. The telegraph allowed him to conduct business in both Bath and Elmira at the offices on East Water Street (Elmira). The newspaper reported that Bolton's new location was "fitted up in elaborate style...and will be both attractive and convenient." In 1920, Bolton was working as the manager of the Western Union office in Bath.<sup>10</sup> Bolton also had two residences, one in Elmira as well as Bath, but the house at 117 West Washington was his primary residence. The Elmira house was his father's home that he inherited after his father's death.

### **Criterion C: Architecture**

Completed around 1909, the James H. Bolton House was built on land purchased in 1904 by Bolton's brother-in-law, Dr. John Hasson. Hasson deeded the property to his sister Katherine and her husband (James Bolton) around in 1909, possibly as a belated wedding present. When Hasson bought the property, it lacked a house, giving the Boltons an opportunity to have a fashionable house built to their liking.<sup>11</sup> No architect was on record as designing the house, or was a builder identified and the house itself may be the product of widely available mail order patterns or from a pattern book.<sup>12</sup> The house they had built was a comfortable, two and one-half story residence with a large porch in the latest Queen Anne style.

Popular from the late nineteenth through the early twentieth century, the Queen Anne style roughly corresponded to the last third of the reign of Britain's Queen Victoria. The name comes from an earlier female British monarch, Queen Anne, who ruled from 1702 to 1714. Although it had English precedents, the style in the U. S. took on distinctly American traits by incorporating the decorative and technological impulses made possible by the industrial revolution. Historically, it had its start in England with architect Richard Norman Shaw, who shared a concern with other English architects over industrialization in Britain and sought to adapt earlier models to promote craftsmanship in contemporary building practices. By looking back to the early eighteenth century, Shaw's goal was recall a time when England was rural, prosperous and peaceful through

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*The Electric Telegraph: Including The Rise And Progress In The United States*, (New York: George P. Putnam, 1852) 98; Taliaferro P. Shaffner, *The Telegraph Manual: A Complete History And Description Of The Semaphoric, Electric And Magnetic Telegraphs Of Europe, Asia, Africa And American, Ancient And Modern*, (New York: D. Van Nostrand, 1867), 462; "All Sorts," *Corning Journal* (Corning, New York), June 25, 1885; William M. Sinh, *Tenth Annual Report Of The Railroad And Warehouse Commission Of Illinois*, (Springfield: H.W. Rokker, State Printer & Binder, 1881), 125; Joshua D. Wolf, *Western Union And The Creation Of The American Corporate Order, 1845-1893* (New York: Cambridge University Press, 2013) 203-04; Order of Railroad Telegrapher, *The Railroad Telegrapher, Volume 24* (St. Louis: Woodward and Tiernan Printing Company, 1907) 159.

<sup>10</sup> "Western Union Cuts Off Wire," *Elmira Star Gazette*, Elmira, New York, July 7, 1910; "Opens Brokerage Office In Elmira," *Elmira Star Gazette*, Elmira, New York, May 27, 1910; "Smith Asked To Hold Up Appointment," *Syracuse Herald*, Syracuse, New York,

<sup>11</sup> Thomas Collins was an Irish immigrant and builder who bought the property in 1862 and expanded a house that was already on the property. After Collins's death, his heirs sold the property to land agent George Nichols in 1896, who then sold it to Dr. John Hasson. A 1904 Sanborn map reveals that the old house had been demolished.

<sup>12</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 92-98.

Bolton, James H., House

Name of Property

Steuben County, NY

County and State

an architecture based on its buildings.<sup>13</sup>

Queen Anne architecture was widely popular in domestic construction beginning in late nineteenth century in America. It was made possible by the large availability of milled lumber and the introduction of balloon frame construction, which allowed for more flexible design and freedom from formality. Mixing textures for the siding of houses became a common feature of the Queen Anne, which often mixed patterned shingles with wood clapboard. Additional stylistic features included stained glass windows, dormers, towers and extensive use of stained wood in the interior. Asymmetry was another feature, often accented by a large porch that often encompassed the façade and part of one or more elevations, such as the one-story porch of the James H. Bolton House. The Bolton House also used rounded support columns on the porch with Doric order capitals, which were elements of variation of the Queen Anne known as the Free-Classic form.<sup>14</sup>

By the late nineteenth century, improvements in the process of paint production led to the availability of a wide variety of exterior colors, which continued into the early twentieth century. House colors commonly used a main body color and a darker or lighter shade for the trim. Details intended for contrast were given a “punch” color that would stand out from the rest of the building. A historic postcard showed that the Bolton House used a cream colored exterior with a lighter color for the porch columns, windows. Trim banding and other subtle decorative features were painted with a darker shade, emphasizing the windows on the various levels of the house.

Other Queen Anne features used in the Bolton House were the free-flow of space between rooms and large openings with pocket doors to maximize the interior. The use of specialized storage rooms such as the butler’s pantry and built-in china cabinetry were popular features that showed the owner’s level of sophistication and wealth, symbols of achievement for the American middle-class.<sup>15</sup> Homeowners like the Boltons embraced mass-produced materials inspired by preindustrial craftsmanship and enjoyed decorative items that were economically out-of-reach for previous generations. In the Bolton house, textured paper was applied to the walls, which was painted to mimic a leather-like texture. The popularity of wallpaper could be traced back to Clarence Cook’s 1875-77 articles in *Scribner’s Monthly* magazine, where he encouraged dividing the wall into wainscot, main wall area, and frieze, and decorating each separately.<sup>16</sup> The Boltons used the textured wallpaper to simulate wainscoting.

<sup>13</sup> Ibid, 267-68; Janet W. Foster, *The Queen Anne House* (New York: Abrams, 2006), 9-17.

<sup>14</sup> McAlester, *A Field Guide to American Houses*, 265-66; Foster, *The Queen Anne House*, 20-22.

<sup>15</sup> Foster, *The Queen Anne House*, 22, 234.

Bolton, James H., House

Name of Property

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James H. Bolton inherited his father's home in Elmira and after the death of his wife in 1932; he retired to Elmira where his sister, her family, and his brother William lived with him in the family home. The 1940 U.S. census indicated Bolton's income may have been the result of renting the 117 West Washington house while he lived in Elmira. At that time, the 117 West Washington Street home was valued at \$10,000.00. One of his boarders was Laurence Horton, co-captain of the "Bath Blazing Arrows" baseball team. Horton declared that any boy between the age of twelve and sixteen could play baseball in the local league and asked them to contact him at 117 West Washington Street in Bath.<sup>17</sup>

Bolton died in January of 1942, and the 117 West Washington Street house was sold to Benjamin and Lina Mills in December of 1944.<sup>18</sup> They occupied the house for two years and then sold it to Frank Kiff in 1946. It remained in the Kiff family until 1984, when it was sold again. In 1991, the property was sold to the current owners who continue to care for the property so that it retains its high degree of historic and architectural integrity.<sup>19</sup>

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<sup>16</sup> Ibid, 32-35.

<sup>17</sup> "Sports Editor," *Buffalo Courier Express*, Buffalo, New York, April 20, 1939.

<sup>18</sup> U.S. Census, 1940, Chemung County, Elmira, New York; U.S. Census, 1930, Steuben County, Bath, New York; "James Bolton Passed Away," *Steuben Advocate*, Bath, New York, January 23, 1942.

<sup>19</sup> Steuben County, New York, *Deed Book*, Vol. 506, 430; Vol. 1053, 582; Vol. 1304, 35.

Bolton, James H., House  
Name of Property

Steuben County, NY  
County and State

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Bolton, James H., House  
Name of Property

Steuben County, NY  
County and State

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Bolton, James H., House  
Name of Property

Steuben County, NY  
County and State

“Three Men Killed: Through the Negligence Of A Telegraph Operator.” *The Post*, October 1, 1890.

U.S. Census, 1900, Chemung County, Elmira, New York.

U.S. Census, 1940, Chemung County, Elmira, New York.

U.S. Census, 1870, Steuben County, Bath, New York.

U.S. Census, 1930, Steuben County, Bath, New York.

“Western Union Cuts Off Wire.” *Elmira Star Gazette*, July 7, 1910.

**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: Steuben County Historical Society

Historic Resources Survey Number (if assigned): \_\_\_\_\_

Bolton, James H., House  
Name of Property

Steuben County, NY  
County and State

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## 10. Geographical Data

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**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

|   |                           |                              |                               |   |                           |                              |                               |
|---|---------------------------|------------------------------|-------------------------------|---|---------------------------|------------------------------|-------------------------------|
| 1 | <u>18N</u><br>Zone        | <u>308555</u><br>Easting     | <u>4689792</u><br>Northing    | 3 | <u>          </u><br>Zone | <u>          </u><br>Easting | <u>          </u><br>Northing |
| 2 | <u>          </u><br>Zone | <u>          </u><br>Easting | <u>          </u><br>Northing | 4 | <u>          </u><br>Zone | <u>          </u><br>Easting | <u>          </u><br>Northing |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The property boundary is the same as during the period of significance.

---

## 11. Form Prepared By

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name/title Sharon Williams Leahy, Consultant (edited by Virginia L. Bartos, Ph.D.—NYS OPRHP)  
organization HistoryPreserve.com date 4 December 2014  
street & number 230 Chemung St. telephone (607) 973-2612  
city or town Corning state NY zip code 14830  
e-mail Sharon.leahy@historypreserve.com

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

---

### 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.

Bolton, James H., House  
Name of Property

Steuben County, NY  
County and State

Name of Property: James H. Bolton House

City or Vicinity: Bath

County: Steuben State: New York

Photographer: Virginia L. Bartos

Date Photographed: 22 October 2014

Description of Photograph(s) and number:

- 0001 of 0015: Historic postcard showing east side of Bolton House and view of West Washington Street.
- 0002 of 0015: North elevation (façade) viewed looking south from West Washington St.
- 0003 of 0015: East and north elevations of house, view looking southeast.
- 0004 of 0015: East elevation of house, view looking west.
- 0005 of 0015: Detail of east side gable end.
- 0006 of 0015: South elevation of house, viewed looking north from garage.
- 0007 of 0015: Main stair in entrance area (northeast side of house).
- 0008 of 0015: Pocket doors between main entrance area and parlor.
- 0009 of 0015: Detail view of lower end of main stair.
- 0010 of 0015: Fireplace in east parlor.
- 0011 of 0015: Dining room, west side of house, view looking west from main entrance area.
- 0012 of 0015: Detail view of dumb waiter in pantry (west side between dining room and kitchen).
- 0013 of 0015: Original wall covering in 2<sup>nd</sup> floor study (north end of house)
- 0014 of 0015: Non-contributing garage, south of residence.
- 0015 of 0015: Non-contributing shed, north end of property.

---

**Property Owner:**

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

---

name John & Becky Stranges  
street & number 117 West Washington St telephone N/A  
city or town Bath state NY zip code 14810

**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.).

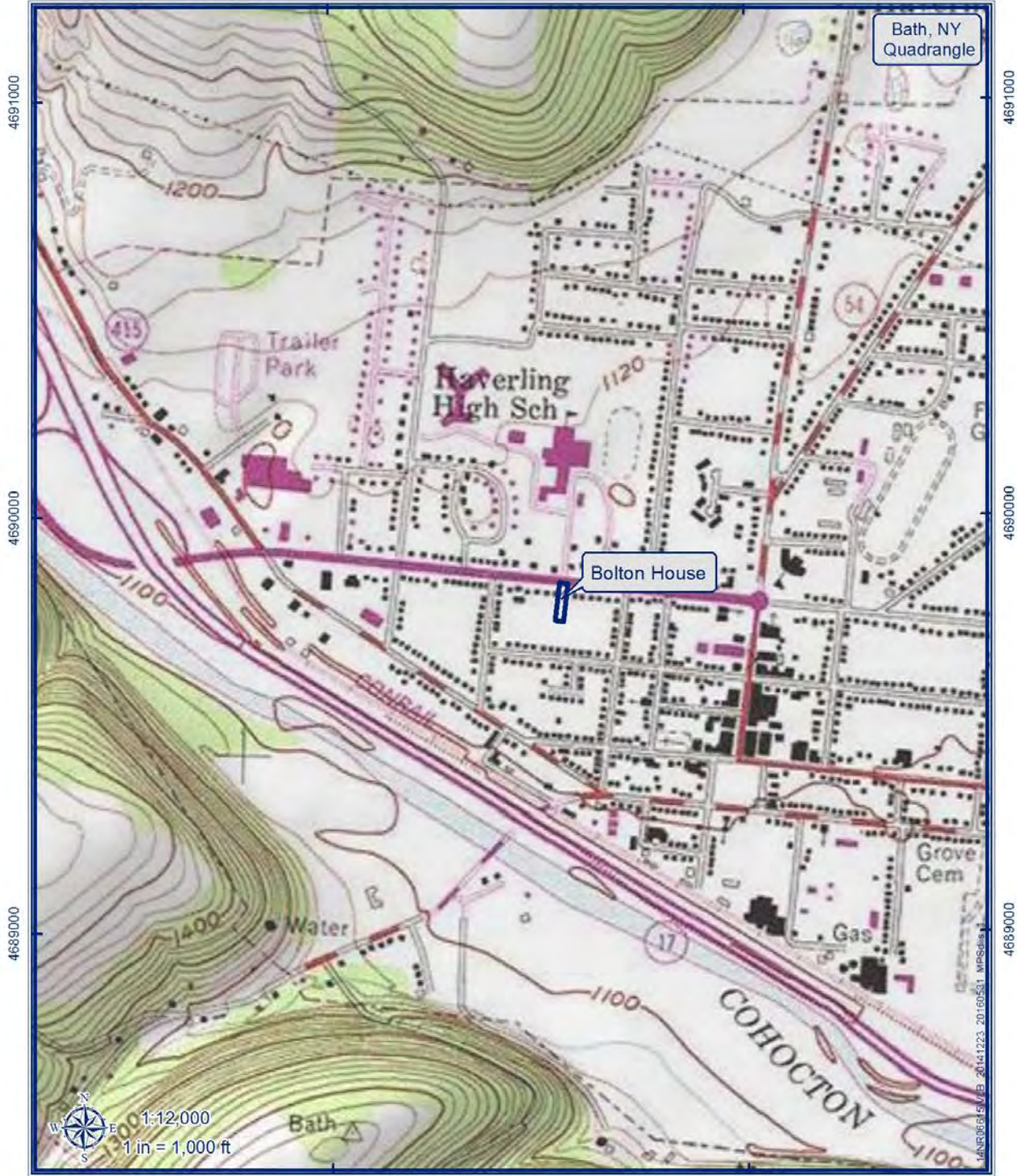
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Bolton, James H., House  
Name of Property

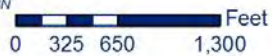
Steuben County, NY  
County and State

James A. Bolton House  
Bath, Steuben Co., NY

117 West Washington St.  
Bath, NY 14810



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



 Bolton House

Tax Parcel Data:  
Steuben Co. RPS  
[steubency.org/rpsweb2](http://steubency.org/rpsweb2)





Bolton, James H., House  
Name of Property

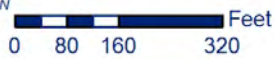
Steuben County, NY  
County and State

James A. Bolton House  
Bath, Steuben Co., NY

117 West Washington St.  
Bath, NY 14810



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



 Bolton House

Tax Parcel Data:  
Steuben Co. RPS  
[steubencony.org/rpsweb2](http://steubencony.org/rpsweb2)





West Washington Avenue. Bath, N. Y.



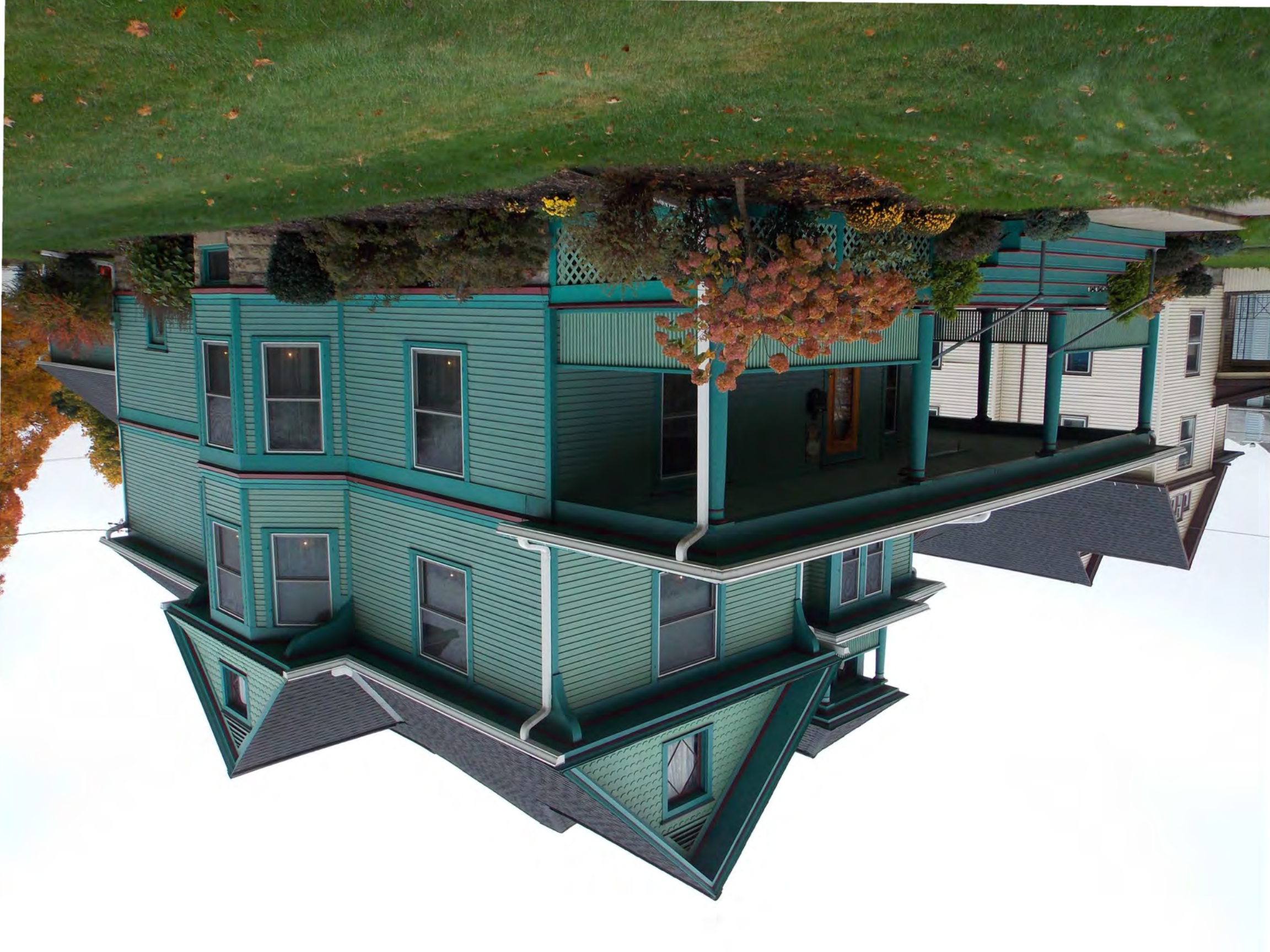
Printed by  
SAMUEL N. HARRIS,

*Hand-colored.*

























OLD FRIENDS ARE THE BEST FRIENDS



































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Bolton, James H., House

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Steuben

DATE RECEIVED: 1/09/15      DATE OF PENDING LIST: 2/06/15  
DATE OF 16TH DAY: 2/23/15      DATE OF 45TH DAY: 2/24/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000034

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    2.23.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**New York State Office of Parks,  
Recreation and Historic Preservation**

Division for Historic Preservation  
P.O. Box 189, Waterford, New York 12188-0189  
518-237-8643



**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

26 December 2014

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

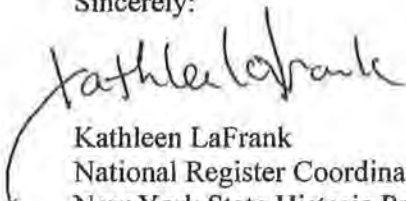
I am pleased to enclose the following five nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Congregation Shaare Zedek of Harlem, New York County  
Elmwood, Livingston County  
James Bolton House, Steuben County  
Potsdam State Normal School Campus, St. Lawrence County  
Washington Park Historic District (Boundary Increase), Albany County

Please note that there is an additional submission for the Washington Park Historic District. The original Washington Park Historic District, listed in 1972, did not include a building list. As part of the project to add two small areas to the district, a building list for the original district was prepared according to current standards. The new building list is included on a separate disc because it should be filed with the 1972 district.

Please feel free to call me 518.237.8643 x 3261 if you have any questions.

Sincerely:



Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office