



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 ANCRAM HAMLET HISTORIC DISTRICT  
other names/site number \_\_\_\_\_

### 2. Location

street & number COUNTY ROUTE 7, NY ROUTE 82, COUNTY ROUTE 8  not for publication  
city or town ANCRAM  vicinity  
state NEW YORK code NY county COLUMBIA code 021 zip code 12502

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  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  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  local  
Rustad Purpant DSIAPO 11/2/16  
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] 1-13-17  
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	
50	21	buildings
3	0	sites
2	3	structures
0	0	objects
55	24	<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

2

**6. Function or Use**

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

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

DOMESTIC: single dwelling, multiple dwelling

RELIGION: religious facility

EDUCATION: school

COMMERCE/TRADE: specialty store

FUNERARY: cemetery

DOMESTIC: single dwelling, multiple dwelling

RELIGION: religious facility

COMMERCE/TRADE: specialty store

FUNERARY: cemetery

**7. Description**

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

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

MID-19<sup>th</sup> CENTURY: Greek Revival

LATE VICTORIAN: Italianate, Second Empire, Gothic

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS: Colonial Revival

LATE-19<sup>th</sup> & 20<sup>th</sup> CENTURY AMERICAN MOVEMENTS: Craftsman

foundation: STONE, BRICK, CONCRETE

walls: WOOD CLAPBOARD, SYNTHETICS METAL

roof: ASPHALT, METAL, SLATE

other: GLASS

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**Narrative Description**

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**Summary Paragraph**

The Ancram Hamlet Historic District is located in the Town of Ancram, a municipality situated in southeastern Columbia County, New York. The unincorporated hamlet of Ancram is located approximately halfway between the Taconic State Parkway, to the west, and New York Route 22, to the east, these two roads constituting the principal north-south thoroughfares in this region of eastern New York, which abuts northeastern Connecticut and southwestern Massachusetts. The majority of the resources which are included within the district boundary are located adjacent to two roads, Columbia County Route 7 and New York Route 82, which intersect one another near the historic core of the hamlet, where a small commercial center developed historically. There are additionally a small number of properties located on Doodletown Road (Columbia County Route 8), on the northwest side of the district; this road connects with New York Route 82 further to the northwest. The Roeliff Jansen Kill, a watercourse which follows a meandering course through Columbia County and upon which early settlement and industry in this region relied, traverses the hamlet along the district's eastern boundary. The district is set against a rural backdrop, the Ancram hamlet being a seat of modest commercial and industrial development within a surrounding agrarian area characterized by hilly terrain and alternating expanses of tilled land and wooded expanses. Wood-frame nineteenth century dwellings of vernacular characteristics, many of which are of the story-and-half type and stylistically of modest Greek Revival-style conception, are the predominant building type. There are no brick or stone buildings located within the district, as all the architectural resources are of either timber frame or light wood-frame construction. The district additionally includes two historic houses-of-worship, one of which continues to function in a religious capacity (the other now functions as a dwelling); a cemetery of Picturesque character, which forms an anchor for the district along its southeast boundary; a nineteenth-century schoolhouse, which has been adaptively reused as a dwelling; a number of historic commercial buildings; Ancram's grange hall, which has in more recent times been fitted out to serve as an opera house; and a stone-arch bridge.

The present mill complex, operated as a paper manufactory by Schweitzer-Mauduit International (SMI), has been excluded from the district boundary. The location of the present mill was first improved for industrial pursuits by the Livingston family, major Hudson Valley landholders, which oversaw the establishment of an iron furnace there in the 1740s, generally considered the first operation of its type established in New York State. In the mid-nineteenth century this use was discontinued in favor of paper manufacturing, which continues there to this day under SMI's auspices. The present mill complex, though it incorporates portions of an earlier brick mill edifice located on the site, is nevertheless in most regards a modern construct with minimal physical integrity to the historic period.

The Ancram Hamlet Historic District includes two previously NRHP-listed resources: the St. John's Lutheran Church complex (NRHP-listed 2009), within which are situated four historic resources—a house-of-worship, a parsonage, a church hall, and an open drive shed—and the Simons General Store (NRHP-listed 1973), located immediately west of the intersection of Routes 7 and Route 82, a commercial building of Italianate-style design characteristics built in the immediate post-Civil War era. Both remain keynote architectural features within the nominated district. The district includes a total of 55 contributing and 24 non-contributing resources.

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**Narrative Description**

**BUILDING LIST**

The following is an itemized list of those resources—buildings, structures and sites— contained within the boundary of the Ancram Hamlet Historic District. For each resource the following information, where available, has been provided: a street address (where applicable or known); the contributing/non-contributing status of each itemized resource; date[s] of construction; and a SBL tax identifier which links each property to current tax mapping. Historic names are cited parenthetically and have been drawn largely from the 1873 D.G Beers and/or the 1888 Beers, Ellis & Company maps of the hamlet, in addition to documentary sources. Contemporary names,

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which typically reflect a current or recent function, are not italicized. Outbuildings and other secondary features are also noted and are indented below the principal resource with which they are associated. "NA" (no address) has been used in association with properties that lack identified street addresses, among them a small number of residential properties; considerable efforts to identify these street addresses were unsuccessful.

**COUNTY ROUTE 7, west side moving north to south**

1409 County Route 7 (contributing building), "Ostrun-McDonald House," ca.1860 & later [205.1-1-7]

A T-plan upright-and-wing frame dwelling with two rear additions, oriented with its upright section facing south towards Route 7. The main block contains the principal entrance, which is shielded beneath a Late Victorian-era porch that aligns both that section and the wing. Character-defining features include the moulded cornices of the main block, which lack returns, a four-panel door of Italianate-style characteristics, and a large exterior brick chimney on the east side of the main block. Windows are fitted with one-over-one sash. Asbestos shingle siding; raised seam metal and asphalt roofing.

Automobile garage (contributing building)

A gable roofed light-frame building with two large bays fitted with sliding doors, oriented to face south; other features include novelty siding and 6-light casement windows.

1401 County Route 7 (contributing building), "Moore House," ca. 1835 & later [205.1-1-5]

A wood frame story-and-a-half dwelling with a wing on west side and small shed-roofed projection on north elevation; this building is gable ended and oriented to face southwards towards the road. Character-defining features include original Greek Revival-style cornice treatments and what would appear a Colonial Revival-style updating of the front door and porch. The façade features the symmetrical arrangement of five bays with central entrance flanked by windows at first-story level, and five small windows that punctuate the frieze at half-story level. First-story windows are hung with three-over-one sash and a sunburst panel is situated above the door. The first-story windows of the façade are fitted with three-over-one sash. Wood clapboard siding; asphalt roofing.

Automobile garage (non-contributing building)

1391 County Route 7 (contributing building), "Shook House," ca. 1850 & later [205.1-1-4]

A gable-ended frame building, one-and-one-half stories, oriented to face the road; the front porch has been enclosed and there is a small offset wing present on the south side. There is a central dormer corresponding with the principal elevation.

Rear building (non-contributing building)

This parcel contains a frame gable-roofed building which is located behind the dwelling.

1369 County Route 7 (contributing building), "Scott House," ca. 1835 & later [205.1-1-14]

A story-and-a-half wood frame dwelling consisting of a gable-ended main block with rear lean-to, built on a rectangular plan. A Late Victorian-era front porch with turned components aligns the principal elevation, which is oriented to face eastwards towards the road. The building is three bays wide by two bays deep, the façade having an offset entrance and two windows at first-story level, in addition to two smaller windows in the outer bays at half-story level. Windows are mostly vinyl replacement sash but the building nevertheless retains its overall historic form and fenestration scheme. Wood novelty siding; asphalt roofing.

Apartment (non-contributing building), date unknown [205.1-1-14]

This non-contributing building is set back from the road between 1369 and 1365 County Route 7. Although substantially altered, it retains three bays at ground level which are fitted with double-leaf

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doors; it may have functioned at one time as a blacksmith's shop.

1365 County Route 7 (non-contributing building) ca. 1945 & later [205.3-1-18]

A non-contributing Cape-type house of mid-twentieth century age; the property also contains a non-contributing garden shed.

1359 County Route 7 (non-contributing building), ca. 1945 [205.3-1-17]

A non-contributing Cape-type house with significant alterations; principal among these is a large wall dormer that punctuates the roofline and which is aligned with most of the front elevation.

1357 County Route 7 (contributing building) ca. 1945 [205.3-1-16]

A one-story Cape-type house, built into a banked site so as to provide for an accessible-at-grade garage on the north elevation. The house, which consists of a gable-ended main block and enclosed front porch, is largely intact to its mid-twentieth century date of construction; character-defining features include six-over-one window sash and glazed and paneled double-leaf garage doors. Wood clapboard siding; asphalt roofing.

1351 County Route 7 (contributing building) ca. 1890 & later [205.3-1-15]

A large five-bay-wide by two-bay-deep dwelling, gable ended and two stories, with intersecting front gable with fish-scale shingles and decorative, diagonal-shaped attic window. The main block is augmented by side and rear wings. The broad intersecting façade gable corresponds with the three central-most bays; windows are fitted with vinyl replacement sash with applied six-over-six muntins. Character-defining features include a wraparound verandah with turned components, which aligns the principal elevation and extends so as to align a portion of the north elevation and a small wing located there, the recessed and paneled entrance, and a small bay window corresponding with the south elevation of the main block. A porch with turned components aligns the south elevation of the rear wing. The numerals "1848" are located above the main entrance; however, no house appears at this location on the 1873 and 1888 maps.

Barn (contributing building)

A frame gable-front building with wood siding and two-over-two windows on the side and rear elevations.

Large birdhouse (non-contributing structure)

1339 County Route 7 (contributing building), "Dr. G.W. Rossman House," ca. 1870 [205.3-1-13]

A one-story wood frame Second Empire-style dwelling with T-shaped footprint, the building contains a second floor of interior space within its tall mansard roof. The dwelling is among the more substantially intact within the district and contains a full range of period character-defining features, including two-over-two window sash; moulded wood cornices; porches with original posts and railings; and decorative window crowns. Wood clapboard siding; slate roofing.

Privy/shed (contributing building)

Stone retaining wall (contributing structure)

Automobile garage (non-contributing building)

1333 County Route 7 (contributing building), "Janes Methodist Episcopal Church," ca. 1855 & later [205.3-1-12]

A wood-frame meetinghouse of Greek Revival-style characteristics, this building is one story and gable-fronted, with a two-stage belfry straddling the roof ridge. The façade exhibits original Greek Revival-style features, with a fully pedimented gable with decorative triangular window motif in the tympanum, and flush-board siding and four pilasters which divide that elevation into three bays. The double-leaf entrance doors, approached via an uncovered porch, are surmounted by a large semi-circular fanlight. The north and south elevations feature tall window

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openings, six per elevation, have 32 lights per opening, divided into four eight-light units with two to either side of a central mullion. These are flanked by paneled wood shutters. As for the belfry, it consists of a square base and a flat-roofed open bell stage.

1329 County Route 7 (contributing building), "Methodist Episcopal Parsonage," ca. 1835 & later [205.3-1-11]

An upright-and-wing Greek Revival-style house, one-and-one-half stories, built on an L-shaped plan. The façade of the main block, oriented with its gable facing east towards the road, is three bays wide and spanned by a Late Victorian-era porch. Original Greek Revival-style features include a trabeated entrance with pilasters framing narrow sidelights and moulded cornices and cornice returns. Windows, both larger and smaller, retain six-over-six wood sash. Asbestos shingle siding; standing-seam metal roofing.

Automobile garage (non-contributing building)

1325 County Route 7 (contributing building), "Niver House," ca. 1835 & later [205.3-1-10]

A story-and-a-half upright-and-wing Greek Revival-style house, built on an L-shaped plan, with a later rear addition off the wing and a later light-frame porch. The fenestration on the principal elevation of the main block has been altered; however, the building retains its overall historic form and period features such as a fully pedimented gable and three-light casement windows corresponding with the half story of the main block. Wood novelty siding; asphalt roofing.

NA County Route 7/Route 82 intersection, Ancram War Memorial (contributing site), [no tax ID]

A small triangular parcel, located in front of Simon's General Store, within which are contained two features: a small two-part cut granite marker, to which a bronze plaque is affixed, and a cast-iron canon.

NA County Route 7 (contributing building), "Peter Holmes House and Shoe Shop," "Mrs. Kellerhouse House," ca. 1900 [205.3-1-41]

A large wood frame dwelling of "Folk Victorian" conception, two stories in height with gable-ended roof and intersecting front and rear gables; a flat roofed single-story wing abuts the east elevation. Character-defining features include a verandah with turned components that extends across the front of the wing and the large intersecting gable fitted with decorative wood shingles that spans three of the façade's five bays. Windows are hung with one-over-one sash. The small wing served for a time as Peter Holme's shoe shop. Wood clapboard siding; asphalt roofing.

Carriage barn (contributing building)

A narrow gable-front building of wood frame construction; the gable is oriented towards the road and has paired entrance doors at ground level and a sliding door corresponding with the upper level.

Shed (contributing building)

A small gable-front outbuilding with novelty siding and asphalt roofing.

1301 County Route 7, Ancram Post Office (contributing building), "Knickerbocker Store," ca. 1875 & later [205.3-1-43]

A two-story gable-ended building of wood-frame construction with non-descript features. It was built on a rectangular plan above a stone foundation. The south-facing façade is spanned, at first-story level, by a pent-roofed porch of Late Victorian conception that has turned and scroll sawn elements; it shields two entrances, each of which is fitted with a glazed and paneled door. A single-story lean-to abuts the west elevation, above which is a later enclosed porch. The building presently houses the hamlet's post office but in earlier years functioned as a blacksmith's shop prior to being converted into a store by the Knickerbocker family. Wood clapboard siding; standing-seam metal roofing.

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1291 County Route 7 (contributing building), ca. 1860 & later [205.3-1-46]

An L-shaped wood-frame building with low-slung addition obscuring the principal first-story elevation; it is oriented to face east towards the road. The building exhibits a mix of older and newer features, the former including two-over-two window sash and a hipped-roof second-story porch with zinc finial. The building functioned for a time, in recent years, as a store, a use that has since been discontinued. Cement asbestos shingle and wood novelty siding; standing-seam metal roofing.

1283 County Route 7 (contributing building), "C. Williams House," ca. 1880 & later [205.3-1-48]

This two-story wood frame dwelling has an end-gabled front block and a rear ell which combine to form an L-shaped footprint. Although the building is presently clad with non-historic siding and has otherwise been altered with the introduction of replacement windows, the overall historic form remains intact as does a Late Victorian-era porch which spans the principal elevation. Vinyl siding; asbestos shingle roofing.

1277/1273 County Route 7, St. John's Lutheran Church Complex, 1847 & later [205.3-1-49/50/51]; NRHP-listed

This historic Ancram religious complex consists of the church (contributing building), erected ca. 1847 and modified ca. 1854, 1886 and 1906; a ca. 1853 parsonage (contributing building); a ca. 1910 church hall (contributing building), and a late-nineteenth horse shed (contributing structure). The church's exterior reflects significant subsequent historic modifications, including the introduction of a steeple with broached spire and a porte-cochere; the parsonage was also updated, most notably with the addition of a curving verandah. Refer to existing NRHP documentation for specific information on the various features of the complex.

1261 County Route 7 (contributing building), "Ancram District School No. 10," ca. 1840 & later [205.3-1-56]

A wood frame one-and-one-half story schoolhouse, gable ended, with intersecting-front gable, linear footprint, and a central belfry straddling the roof ridge. Fenestration is symmetrically arranged into five bays with a central entrance contained in a projecting gable-roofed vestibule; the entrance consists of double-leaf paneled doors, which are flanked by pilasters and spanned by a five-light transom and bracketed cornice. Windows have decorative surrounds and moulded cornices, while the principal cornices are moulded, the deep eaves having applied brackets. A majority of the windows are fitted with six-over-six double-hung wood sash. The building served as Ancram's town hall before the construction of the existing facility. Wood clapboard siding; standing-seam metal roofing.

Small gable-roofed shed (non-contributing building)

**COUNTY ROUTE 7, east side moving south to north**

NA County Route 7, Union Cemetery (contributing site), ca. 1827 & later [205.3-1-38]

This 4.1 acre site is located immediately east and across the road from the St. John's Lutheran Church complex. Although associated with the church, it is a non-denominational cemetery that includes a broad range of funerary art. It exhibits Picturesque attributes characteristic of the mid-nineteenth century landscape design in the undulating nature of its topography, its naturalistic landscape features, and the meandering circulation pattern. The cemetery's collection of funerary art includes characteristic types rendered in a variety of materials, among them marble, granite and zinc; it is set off from the road by a cast and wrought-iron fence that incorporates a sign reading "UNION CEMETERY."

1292 County Route 7 (non-contributing building) [205.3-1-39]

A small, two-story wood frame dwelling with gable-front orientation; the building has a rear gable-roofed wing and a pent-roofed porch aligning the south elevation of the main block. Exterior materials and fenestration have been significantly altered.

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NA County Route 7, Ancram Town Park (uncounted site) [205-3-1-68]

The Ancram Town Park occupies formerly undeveloped land; located there are a baseball field, basketball court, playground and a swimming pool.

1306 County Route 7/1210 Route 82 (3 non-contributing buildings), Ancram Fire District Property [205-3-1-36/37.2] This property includes three non-historic buildings: the fire house, which includes the main section with three bays which accommodate firefighting vehicles; the former Ancram Tavern, a denatured gable-roofed building consisting of two distinct sections; and a trailer, which is located behind the other two buildings.

1326 County Route 7 (contributing building), ca. 1840 & later [205.3-1-67]

A wood-frame dwelling consisting of a two story, gable-ended main block with five-bay façade oriented westward towards the road, and a wing, which is set back from the north side of the main block. While the exterior has been altered with the introduction of non-historic windows and siding, the main block nevertheless retains its Greek Revival style cornices and cornice returns, and both sections retain their original fenestration configurations. Non-historic features include the front porches of the main block and wing, replacement windows and a concrete-block chimney. Aluminum siding; asphalt roofing.

1330 County Route 7, Ancram Opera House (contributing building), "Ancram Grange No. 955," ca. 1929 [205.3-1-22]

A single-story frame building erected on a rectangular plan and covered by a large hipped-gambrel roof, oriented with its principal elevation facing west towards the road and the longer side elevations face north and south. The three-bay façade has symmetrical fenestration consisting of the central entrance—which has paired six-panel doors and a six-light transom within a moulded frontispiece—which is flanked by windows fitted with six-over-six wood sash. A dormer with paired windows with six-over-six sash punctuates the lower slope of the roof, above the entrance, where a sign that reads "ANCRAM OPERA HOUSE" is located. Dormer also are present on the south, east and north elevations. An uncovered wood deck, non-historic, aligns the front elevation. Wood clapboard siding; asbestos-shingle roofing.

1348 County Route 7, "Livingston-Rossman House" (contributing building), ca. 1844 & later [205.3-1-26.112]

This two-story house with square plan and hipped roof is set back from the main road; erected in the mid-1840s on the site and foundation of the ca. 1768 dwelling erected for Philip Livingston, it is a building and site of tremendous importance in Ancram's history. The house has a three-bay wide façade with center entrance corresponding with the interior center-hall plan. The center bay of the façade has a steep intersecting gable which is trimmed with vergeboards and which retains the base of a pinnacle, a principal character-defining feature of this Gothic Revival cottage-villa. Other period Gothic features include a projecting bay window on the south elevation, and windows of both the Gothic-arch type and square-headed ones with label molds. Replacement windows have applied muntins creating nine-over-nine and six-over-six light sash. The house's original porch, no longer extant, was replaced with a period facsimile, and a new semi-detached garage is present on the north elevation and linked to the house by means of a hyphen. Wood clapboard siding, mortared stone foundation; standing-seam metal roof.

Gazebo (non-contributing structure)

1350 County Route 7 (non-contributing building), ca. 1950 [205.3-1-21]

A single-story, wood frame Cape-type dwelling; this building has additions on the east and west elevations.

1362 County Route 7 (contributing building), ca. 1925 [205.3-1-20]

A single story, wood-frame bungalow-type dwelling built on a rectangular plan with front-facing gable roof and small enclosed front porch. Dormers punctuate the roofline on the north and south elevations, and solar panels are additionally located on the south pitch of the gable roof. While the exterior has been renovated, the essential form and fenestration pattern remain in place, and the building remains one of the better representations of the type in the district. Vinyl siding; asphalt roofing.



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Automobile garage (non-contributing building)

1366 County Route 7 (contributing building), "John McIntyre House," ca. 1930 [205.3-1-19]

This single-story Craftsman house consists of a broad gable-ended front block and a rear wing which have perpendicular roof ridges and which combine to form a rectangular plan. The façade, which faces west towards the road, has a projecting porch carried by brick piers which shields a central entrance flanked by paired windows. A large gable-roofed dormer with paired windows is centered on the front pitch of the roof above the entrance. Character-defining features include decorative eaves brackets, multi-light over single pane window sash, a glazed and paneled entrance door, and a projecting bay window on the south elevation. Vinyl siding; asphalt roofing.

Automobile garage (contributing building), ca. 1930

A hip-roofed frame building with two bays situated to the southeast of the dwelling.

**STATE ROUTE 82, north side, moving east to west**

NA State Route 82, Stone arch bridge spanning the Roeliff Jansen Kill, ca. 1856 (contributing structure)

This masonry load-bearing bridge, consisting of a three-arch span, is unusual in that it is situated beneath a modern roadway that was constructed in 1998. At that time the stone arch bridge's deck was removed and a precast, pre-stressed concrete box unit bridge was constructed to protect and preserve the existing stone arch structure. Although now contained underneath the later construct, the integrity of the arches as bearing structures was maintained, that being a principal determinant of integrity for this structure type.

NA State Route 82 (non-contributing building) [205-3-1-26.2]

A small, modern gable-roofed utilitarian building associated with the SMI mill facility.

2419 State Route 82 (non-contributing building) [205.3-1-25]

A large wood-frame building with broad gambrel roof, the latter oriented to face southwards towards the road. The building is of relatively recent age and last functioned as a restaurant/bar. A hipped-roofed projection fronts the building, the center portion of which is recessed to provide a covered entrance to the building. Wood siding/asphalt roofing.

2417 State Route 82 (contributing building), ca. 1858 & later, "W. H. Porter Store" [205.3-1-23]

A large wood-frame commercial building, gable ended, aligned with its roof ridge on a southwest-to-northeast axis. The building is eight-bays wide on its principal elevation, which faces to the southeast; it presents as a three-story building on that elevation, with an asymmetrical arrangement of windows and doors which indicate the building's former function. This façade was once spanned by a full-width tiered verandah which has since fallen away, and there is other evidence of deferred maintenance. Windows are fitted with a combination of six-over-six and two-over-two wood sash. Wood clapboard siding; deteriorated raised-seam metal roofing.

1318 State Route 82 at County Route 7 intersection, northeast corner (contributing building), "Wilber-Rossman-Miller House and Tinsmith and Hardware Shop," "Peter G. Miller House," ca. 1850 & later [205.3-1-24]

A two-story, gable-ended frame house, built into a banked site so that the principal, south elevation presents as a three-story edifice; a small story-and-a-half ell is present at the rear, flush with the east elevation of the main block, so as to form an L-shaped footprint. A porch aligns the first-story and is enclosed beneath; fenestration on the principal elevation includes double-leaf glazed and paneled doors at ground level, along with large windows with six-over-six sash, and smaller windows with six-over-six sash at first and second-story level, and a door that leads to the porch. Character-defining features include Greek Revival-style cornices, cornice returns, and frieze bands. Wood clapboard siding; standing-seam metal roofing.

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Wood-frame carriage barn (contributing building)

Located to the north of the house, and oriented with its principal elevation facing west towards the road, this board-and-batten sheathed building consists of an upright section and an attached lean-to on the south side. Sliding doors provide access to the interior from the roadside.

There is additionally a privy (contributing building) located adjacent to the barn.

2407 State Route 82 at County Route 7 intersection, northwest corner (contributing building), ca. 1840 & later [205.3-1-9] A gable-ended story-and-a-half wood frame house, oriented with its principal elevation facing south, with a rear wing and an enclosed front porch. The building retains its original Greek Revival-style cornices; six-light windows are present on the east gable end while the façade retains two casements that lighted the half story. Wood clapboard siding; asphalt roofing.

Stone retaining wall (contributing structure)

This wall aligns a portion of the property's east boundary.

2405 State Route 82 (contributing building), ca. 1860 and later [205.3-1-8]

This building consists of a four bay gable-ended main block, built into a sloping site so as to present as two and one-half stories on the principal south-facing elevation, with a two-bay hipped roof section adjoining the east elevation. The main block is spanned by a two-tiered verandah with Italianate-style design features. Two sets of doors are present at ground level, where there are additionally three windows fitted with six-over-six sash; upper windows are of a two-over-two type. Character-defining features include the Greek Revival-style cornices and frieze band of the main block. The attached wing has a small projection at street level that is fitted with paired doors. Wood clapboard siding; metal roofing.

2391 State Route 82 (contributing building), ca. 1880 & later [205.3-1-7]

This wood-frame building, which presents as a three-story, five-bay wide edifice on the south-facing elevation, has been recently renovated. Historic images indicate that it previously exhibited limited character-defining exterior features.

Automobile garage, ca. 1930 (contributing building)

2387 State Route 82 (contributing building), ca. 1875 & later [205.3-1-6]

A two story, gable-ended wood frame house with limited architectural elaboration, four bays wide by two bays deep, built with its façade on a southern orientation facing towards the road; an enclosed porch spans the first-story of the front elevation and a wing extends from the rear. Brick chimneys rise from both the main block and wing. Vinyl siding; metal roofing.

Garage (non-contributing building)

The area above the garage appears to presently function as an apartment or related domestic space.

2385 State Route 82 (contributing building), "Skelly House," ca. 1875 & later [203.3-1-5]

A Second Empire-style dwelling of frame construction, this house consists of a main block and a smaller attached wing, both covered by mansard roofs, erected on a linear plan. The dwelling is set back from the road and not easily visible. Character-defining features included two-over-two wood sash, brick chimneys, decorative window hoods and a verandah corresponding with the principal south-facing elevation. Wood clapboard siding; metal and slate roofing.

Barn (contributing building)

A one-story building situated southeast of the dwelling, it was built into banked position; it has wood siding

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and a concrete foundation.

2355 State Route 82 (contributing building) ca. 1932 [205.3-1-3]

A wood frame bungalow-type dwelling oriented to face southwards and located on the top of a hill; it consists of a gable-ended main block with intersecting front dormer, an enclosed front porch, and a rear wing the roof of which meets the main block at a right angle. The house is encircled by a driveway which provides access to an at-grade garage on the east side, underneath the rear wing, and is heavily screened by from the road by cedar trees. Character-defining features include six-over-one windows and eaves brackets. Vinyl siding; asphalt roofing.

2349 State Route 82 (contributing building), ca. 1935 [205.3-1-2]

A modestly scaled wood-frame Cape-type dwelling, one-story, built on a rectangular-shaped plan with a small projecting front wing. This dwelling has multi-pane window sash and a stone chimney rising from its gable roof on the south pitch. Wood siding; asphalt roofing.

NA State Route 82 (contributing building), ca. 1935 [205.3-1-1]

A wood-frame Cape-type dwelling, gable ended with center entrance plan, with an adjacent banked wing that accommodates an at-grade garage. The building is oriented to face southwards and the south pitch of the main block is punctuated by two evenly spaced dormers. Vinyl siding; asphalt roofing.

**STATE ROUTE 82, south side moving east to west**

2421 State Route 82 (contributing building), Stiehle House, ca. 1850 and later [205.3-1-35] A two story, wood-frame building; four bay façade and end-gabled roof. Façade windows are fitted with six-over-six sash while those on the east elevation have two-over-two sash. A portion of the framing, visible on the rear elevation, indicates that this was a story-and-a-half house raised to a full two stories later in the nineteenth century. A pent-roofed porch with square piers is present on the principal elevation. Wood clapboard siding; asphalt roofing.

2404 Route 82 at County Route 7 intersection, "M.L. Hills Store," "Simon's General Store" or "Finch Brothers Store," ca. 1874 [205.3-1-40]; NRHP-listed. A two-story wood frame commercial building built on a rectangular plan; it has an exposed-at-grade basement on the south and west elevations and a two-tiered verandah on the principal east-facing elevation. The building has a low hipped roof with cupola; other character-defining elements include a bracketed verandah, decorative window surrounds, and large commercial-type windows at first-story level, flanking the entrance, which has double-leaf paneled doors spanned by a two-light transom. Wood clapboard siding; metal roofing.

NA State Route 82 (contributing building), ca. 1850 & later [205.3-1-44]

A two-story wood frame house, gable ended, with four bay north-facing façade. While the exterior has been altered with the introduction of replacement windows, the building nevertheless retains its overall basic form. Wood siding; metal roofing.

2380 State Route 82 (non-contributing building) [205.3-1-44]

A large wood-frame dwelling, consisting of a central gable-roofed main section, rectangular in plan, which has a large hipped roof wing on its east side and a smaller gable roofed wing on its west side, these combining to form a linear construct. Substantial alterations have been made to the building's exterior finish and ornamentation, including the installation of large picture windows at first-story level of the central section.

2364 State Route 82 (non-contributing building) [205.3-1-45]

This property contains a trailer home in addition to an automobile garage (non-contributing building).

2360 Route 82 (contributing building), ca. 1935 [205.3-1-52]

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A one-story bungalow-type dwelling, wood frame and with a low-slung profile, built on a rectangular plan with a hipped roof intersected by gable-roofed dormers. Original window openings, treated as single, double and tripartite units, are fitted with four-over-one wood sash. Wood siding; asphalt roofing.

Garage (contributing building)

A one-story square-plan building, wood frame with clapboard, with hipped roof and exposed rafter tails.

Garden Shed (contributing building)

A rectangular, gable-ended building with novelty siding and asphalt clad roof; one side accommodates a five-panel door and a tripartite wood-sash window.

**DOODLETOWN ROAD (COUNTY ROUTE 8), north side moving south to north**

2 Doodletown Road at County Route 7 intersection (contributing building), "G.W. Knickerbocker House," ca. 1840 & later [205.1-1-9] This wood frame dwelling consists of a T-plan story-and-a-half core to which multiple additions have been rendered. The front block of the core section, oriented to face southwards, is gable ended and is three bays wide by two bays deep. There are two windows and a door on the façade at first-story level and three casement windows at half-story level. Character-defining features include the half-hipped front porch, which has Italianate-style posts and a knee-wall with fish-scale shingles, a large glazed porch on the east elevation, which also employs fish-scale shingles, moulded wood cornices and simple window casings with drip caps. Windows on the front block are fitted with two-over-two wood sash. Wood clapboard and novelty siding; asphalt roofing.

Wood-frame shed (non-contributing building)

18 Doodletown Road (contributing building), "L. Smith Residence," ca. 1835 & later [205.1-1-1]

A one-and-one-half story gable-ended dwelling with three-bay façade, oriented to face to the southeast, with a rear addition that extends beyond the east elevation of the front block. The building is three bays wide by two bays deep, the fenestration on the façade consisting of a central entrance flanked by windows at first-story level, and three casements at half-story level matching the position of the windows and door below. Principal windows are fitted with six-over-six wood sash. Character-defining features include a deep frieze on the principal elevation, which has corresponding corner pilasters and capitals, and a six-paneled front door flanked by half-length sidelights. Wood clapboard siding; asphalt roofing.

Garden shed (non-contributing building)

**DOODLETOWN ROAD (COUNTY ROUTE 8), south side moving north to south**

9 Doodletown Road (contributing building), ca. 1835 & later [205.3-1-13]

Wood frame one-and-one-half story dwelling, gable ended, with rear lean-to and large front porch. The façade, oriented to face to the northwest and spanned by a porch, is two-bays wide with a central entrance. The original fenestration scheme appears to have been altered in the historic-period, at which time large paired windows with two-over-two sash were introduced; the half-story of the façade retains its smaller casement window openings. Asbestos-shingle siding; standing-seam metal roof.

7 Doodletown Road (contributing building), ca. 1850 & later [205.3-1-13]

A large L-shaped two-story frame house with gable roof with its façade oriented to face Doodletown Road. The façade is distinguished by a Late Victorian-era porch and the building retains two-over-two wood windows and wood cornices. Clapboard siding; metal roofing.

Frame shed (contributing building)

Frame privy (contributing building)

Frame gazebo (non-contributing structure)

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

**ARCHITECTURE**

**COMMERCE**

**INDUSTRY**

**Period of Significance**

ca. 1827- ca. 1945

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

**Criteria Considerations (explanation, if necessary)**

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**Statement of Significance Summary Paragraph**

The Ancram Hamlet Historic District, located in Columbia County, New York, is a rural historic district comprised largely of vernacular buildings and structures that collectively portray the growth of this locale during the nineteenth and early twentieth centuries. Principal among these resources are a number of modest story-and-a-half dwellings which exhibit features corresponding with the popularity of the Greek Revival style, in addition to buildings which are representative of later architectural fashions and periods of development. The hamlet's initial development dates to the 1740s, at which time the Livingston family established an ironworks there on the course of the Roeliff Jansen Kill, the first such iron processing operation in the Province of New York. Once contained within the bounds of Livingston Manor, which at one time embraced a large portion of present-day Columbia County, the hamlet evolved in association with the Livingston ironworks which was transformed, after 1850, into a paper manufactory, a use that continues to the present day. By the dawn of the nineteenth century Ancram remained a sparsely populated hamlet centering on the ironworks; however, during the second and third quarters of that century, it experienced a modest but sustained period of growth which was expressed architecturally in the construction of new housing stock, two churches, a number of stores, and two hotels. Most of the domestic building stock can be generally characterized as folk housing, exhibiting as it does a conspicuous modesty of scale and ornamentation that continues to convey the social and economic background of this historic community's tradespeople, iron workers and mill hands. The prevailing architectural sentiment expressed in Ancram's nineteenth century architecture is the Greek Revival style, the popularity of which corresponded with the hamlet's growth in the middle decades of the nineteenth century; any number of its houses and commercial properties, along with the Lutheran and Methodist churches, display the influence of this architectural fashion. Expressions of Picturesque and Late Victorian architecture are also present, though to a more limited extent, as are a small number of buildings of more recent conception, namely twentieth century houses of the Craftsman and Cape types. Also included within the district boundary is the Union Cemetery, where many former Ancram residents are interred. The district is being nominated in association with NRHP Criterion A, in the areas of Commerce and Industry, in addition to Criterion C, in the area of Architecture.

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**Narrative Statement of Significance**

*Early History: Livingston Manor & the Establishment of the Town of Ancram*

Prior to 1845 the present-day Town of Ancram was contained within the domain of Livingston Manor, after which time it became a free-owned town with lands belonging wholly to its former manor tenants and their heirs. The period that followed the manorial era witnessed the somewhat balanced development of agricultural and industrial pursuits that in some respects mirrored Colonial-era land use developments and Livingston family proprietorship. The hamlet of Ancram developed around industrial enterprises established by the Livingston family on the course of the Roeliff Jansen Kill, namely the ironworks erected there under their auspices in the 1740s. While most of the town's Livingston Manor-era infrastructure has long since fallen away, some aspects of that period nevertheless left a lasting imprint on Ancram's subsequent development.<sup>1</sup>

Ancram's beginnings can be traced back to 1714, at which time the lands of Livingston Manor were first formally surveyed; Robert Livingston (1654-1728) left a written account of the journey that he took, along with a land surveyor and others, to accomplish this task. Settlement at modern-day Copake, located north of Ancram, had occurred previously, in the 1680s, as recorded in a lease between Livingston and Mattheus Abrahamsz van Deusen. The alluvial flats situated along the Roeliff Jansen Kill, which traverses the larger region, presented an inviting situation for agriculture, the principal attraction for settlers at an early date along with the potential for harnessing water power for processing grain and timber. Although upland areas of modern-day Ancram would ultimately prove suitable for agriculture, alluvial flats such as those in Copake attracted the area's first settlers. To the extent that

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<sup>1</sup> The information presented in the *Early History* and *Development & History* sections largely drawn from the work of historian Ruth Pivonka, "Historic Resources in the Town of Ancram, Columbia County, New York," November 2013, a historic overview of the hamlet submitted in association with a town-wide historic resources survey.

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these flats extended across the northern part of modern-day Ancram, settlement there at an early date is also presumed. “Ancram” and “Copake” were not yet names in usage; in the late seventeenth century, the area was identified as “*op Taghkanic*”—translating into “at” or “upon the Taghkanic”—a reference to the mountains that bound these river flats to the east and which separate New York State from western New England.

The 1714 survey included the present-day Town of Ancram and also a tract of land that extended into what is now Connecticut. The historian William Morrill has previously demonstrated that this spur took in the modern-day Lakeville, Connecticut area, perhaps since Livingston was aware of the iron deposits in that area and their value. That spur afforded Livingston access to these resources, even though it was not specifically described in the 1686 Livingston Manor charter.

Settlement of Livingston Manor proceeded slowly, given a shortage of settlers, until 1710, when German refugees from the war-ravaged Palatinate arrived in the Province of New York *en masse* from their makeshift accommodations in England. They virtually doubled the existing Dutch population of old Albany County, which at that date included a large swath of the upper Hudson Valley. Although the Palatines were at first obligated to the English Crown to manufacture pine pitch and other naval stores for the Royal Navy, mismanagement of that enterprise ultimately led to its failure. The collapse of the naval stores project freed the German settlers from their service to the Crown; while some stayed at West Camp (modern-day Cementon, Ulster County) and at East Camp (modern-day Germantown, Columbia County), most instead dispersed, resettling in the vicinity of Kinderhook and Claverack, within the Livingston Manor, or otherwise in Ulster, Schoharie and Dutchess counties. This new influx of settlers was a significant boon to development of the underpopulated upper Hudson Valley region and an early episode of European mass migration to the American colonies.

The year 1714 saw the reworking of county boundaries in the Province of New York; the Livingston survey of that year may have been undertaken as a result. When New York’s counties were first formed by the provincial government, the Roeliff Jansen Kill formed the southern boundary of what was then Albany County, which included acreage on the east side of the Hudson River. Thus half of Livingston Manor was in Albany County and the balance lay in Dutchess County. The provincial assembly established a new county boundary in 1714, with the line between Dutchess and Albany counties coinciding with the southern boundary of Livingston Manor.

Robert Livingston’s purchase of lands from local Native Americans, and in particular his purchase of land “*op Taghkanic*” in the neighborhood of modern-day West Copake—and along the eastern reach of the Roeliff Jansen Kill— put on record early interest in these lands, which were located well east of the Hudson River corridor. The rich agricultural flats and terraces in this area were of importance to early proprietors, but this region also had political importance for New York, as the purchase and settlement of these lands helped thwart encroachment by New Englanders pushing westward from Massachusetts. In August 1694 the Boston Congregational clergyman Benjamin Wadsworth traveled from Albany to Boston and wrote of traversing Livingston’s lands:

...Tis about 20 miles from Clauvrick to Turconnick the way is generally good being all of it waggon way there are some bad swamps in this way several bad bridges one bad hill the land seems to be good tis well cloth’d with a young growth of wood especially white oake. About 2 mile from Turconnick we left a smal pond on the left hand a little farther we left another on the right hand about a mile farther another on the left hand. At Turconnick which is a very stately farm of Mr Levistone's we waited and refreshed horse and man and thence taking a pilot we rode about 12 or 14 miles y night. All this way we had on our left hand a hideous high mountain it had but little wood it seemed to be a continued rock. We dismounted about sun down and took our lodging in the woods...

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That journey occurred before Livingston's ca. 1698 manor house, located at the confluence of the Roeliff Jansen Kill and the Hudson River, was erected. Wadsworth's description is interesting, particularly given its mention of an established road between Claverack and Taghkanic and of Livingston's "stately farm." The farm evidently had a dwelling where Livingston and his wife, Alida, sometimes resided. Though the location of Livingston's "stately farm" remains unknown, the earliest farms "op Taghkanic," dating to the 1680s, were established along the Roeliff Jansen Kill and are understood as having been mostly within the modern-day Town of Copake. The impression left by these remarks is that Robert and Alida Livingston had a primary residence and property "op Taghkanic" before the completion of their manor house. This certainly suggests that improvement of lands well east of the Hudson River was underway by the turn of the eighteenth century.

While the proprietors of Claverack—Hendrick van Rensselaer, his son, John van Rensselaer, and John's heirs—raised bitter objection to the conventional understanding that the Province of New York's eastern boundary was 20 miles east from the Hudson River, the proprietors of Livingston Manor—Robert, Philip, and the later Robert Livingston—remained at ease with the boundary adjustments of the 1730s. As suggested by the 1779 Sauthier map, it meant only that they owned lands in Connecticut and Massachusetts as well as New York.

Connecticut and New York recognized the need to avoid border strife and determined to resolve issues that had arisen about the location of their mutual boundary. Their decision led to the creation of "the Oblong," the northern portion of which created the Dutchess County town of Northeast, and a portion of which not only touched modern-day Ancram's southern boundary but also formed its lower eastern boundary, thereby preventing Livingston Manor from communicating directly with Connecticut. Although this runs contrary to Robert Livingston's 1714 survey and journey to Salisbury, Connecticut, it is of particular interest for it was an intra-Colonial issue that was resolved without great animosity. Philip Livingston, who became manor proprietor following the 1728 death of his father, Robert, evidently acquiesced to this agreement. In the next generation, Philip's son, Robert, manor proprietor between 1749 and 1790, apparently acquiesced to New York's concerns about its eastern boundary with Massachusetts. This eastern portion of New York's boundary was a far testier matter and was not settled until 1785, when the then-new federal government called for and undertook a new survey in order to resolve the matter.

After the Revolution, at the time of the first United States census in 1790, Massachusetts census takers first put into the written record the so-called "Boston Corner." The name alluded to that portion of Livingston lands that fell within the Massachusetts Commonwealth despite the fact they were situated west of the Taconic Mountains. The state boundary line between New York and Massachusetts was established in 1785 and remained as defined until 1857, at which time "Boston Corners" was annexed by New York State.

The Town of Livingston was first incorporated by state law in 1788. In 1803, it was subdivided into the towns of Livingston, Granger (renamed Taghkanic, 1814), and Gallatin (renamed Ancram, 1814). In 1824 the Town of Taghkanic was divided into Taghkanic and Copake. In 1830, Ancram was further divided into the towns of Gallatin and Ancram. Prior to 1803, one supervisor served the entire manor—and that person was always a Livingston family member. The municipal changes rendered in 1803, 1824 and 1830 established a more administratively manageable arrangement and reflected an expanding population and an effort to keep government as representative as possible. Important for political life, the new smaller-sized towns meant that citizens had direct representation in county government and were no longer dependent upon favored manor candidates for the office of supervisor.

The formation of the town was a liberating episode as it concerned Livingston family dominance in Ancram and the other manor towns. A look at the list of the town's supervisors and clerks beginning in 1803 indicates that, for the



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first time, local persons took the lead in local affairs and gave their fellow townsmen representation in the then relatively new Columbia County government.

In 1824, Horatio Gates Spafford offered the following account of Ancram—which at that time included the modern-day town of Gallatin—in his *Gazetteer*:

Ancram a township in the SE corner of Columbia County, 21 miles SE of Hudson, 51 from Albany, formerly Gallatin, bounded N by Taghkanick, E by the State of Massachusetts, and the Town of Northeast, of Dutchess County, S by Dutchess County, W by Livingston. It is 13 miles long E and W, and about 7 miles wide, and is one of the Townships of Livingston's Manor, which see.

Ancram or Roeliff Jansen's creek, winds through from near the NE to the SW corner, having crossed for a short distance into Dutchess Co., and it supplies fine sites for mills and every description of water works.

The soil is good for farming, in general, though of various qualities, and the surface considerably diversified. A large portion of the soil is a warm shistic gravel, timbered with oak, walnut, &c., and it is capable being rendered an excellent farming country.

The lands are held by leases, of various duration, but principally for a single life, and its agriculture indicates the tenure of title.

The Ancram Iron Works in this Town are very extensive, and the iron has a high celebrity. About 20,000 dollars of casting are annually made, principally from the ore of Salisbury in Connecticut, which has a far extended reputation. The refined bar-iron, produced from the pigs of this ore, is equal to any in America, and the Ancram Works send great quantities of it to market...

Population, 3147: 648 farmers, 109 mechanics, 1 foreigner; 24 free blacks; 24 slaves; taxable property, \$509411; 18 schools, 9 months in 12; \$311.93; 854; 690; 550 electors; 26217 acres improved; 3911 cattle, 1279 horses; 8811 sheep; 24617 yards cloth; 4 grist mills, 2 saw mills, 2 fulling mills, 2 carding machines; 3 iron works; 3 trip hammers.<sup>2</sup>

By the early nineteenth century Ancram citizens in large measure represented the second, third, and occasionally the fourth generation descendants of those who had settled on Livingston Manor in the eighteenth century. The Scottish families which had come to work at the Livingston ironworks were an important component of the early population, with most of the balance being German families associated with the Palatine migration. Some referred to the area as "Scotchtown" due to the early Scottish presence in this locale. German immigration to New York and to Livingston Manor did not cease after the 1710s but instead continued during much of the eighteenth century; some of the more recent German immigrants, who had come in the middle of that century, settled in the Ancram and Gallatin area. Although the manor's earliest settlers had been of Dutch descent, few families of Dutch extraction ultimately settled in the Ancram area.

The lack of freehold land within the large Hudson Valley manors, among them Livingston Manor, gave rise to various anti-rent agitations that culminated in the nineteenth century. The matter of leaseholds and quitrents was a significant regional issue and was not merely a matter relating to the isolation of Albany and Rensselaer counties in the early 1840s, at which time the Van Rensselaer heirs fell under opposition as they began to collect rents after a long hiatus. Their actions gave way to the Anti-Rent Wars across the Hudson Valley, the Catskill Mountains, and the Mohawk Valley. In Columbia County, tenant hostilities at Kinderhook were felt as early as 1810, but otherwise

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<sup>2</sup> Horatio G. Spafford, *Gazetteer of New York* (Albany: 1824 rev. ed.).

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there was little activity until the more significant anti-rent actions decades later, which originated at Claverack before spreading to Livingston Manor. Nevertheless, much of the rancor and open hostility that characterized New York's Anti-Rent movement seems to have been averted at Ancram.

*The Hamlet of Ancram: Development & History*

The hamlet of Ancram developed around the industrial enterprises established on the Roeliff Jansen Kill in the mid-eighteenth century by the Livingston family; the present paper mill, while not included within the district boundary, nevertheless represents that site's continued industrial use for nearly 275 years. This location served as home for Livingston Manor's preeminent industrial operation, as it was there in 1743 that the Livingston family erected an ironworks which enjoyed the distinction of being the first to have been established in the Province of New York. This enterprise was depicted on the 1798 Wigram map, alongside the saw and grist mills also established on the banks of the Roeliff Jansen Kill. The site of the ironworks was later transformed, in the 1850s, into a paper manufactory, a use that continues to present times. The Livingston ironworks supplied pig and other raw iron material for various applications as well as an array of household goods, notably cast iron fire-backs; it additionally produced material used to form the chain which spanned the Hudson River at West Point, along with other materials for the Revolutionary War effort. The historian Franklin Ellis, writing in 1878, provided the following historical account of the site:

The town of Ancram first derived prominence and notoriety from the iron-works erected by Robert Livingston, grandson of the first lord of the manor, at Ancram village, in 1748 [*sic*]. This was the first, and for many years the only iron-works in the colony. The furnace stood on the site of the present paper-mill, at the south end of the bleaching-room. The top-house was on the north side. There were four forges built at different times—one stood near the furnace, one stood nearly opposite on the east side of the kill, one stood near the dam on the west side, and the other was about eighty rods down the stream on the west bank. The one near the dam was carried away by a freshet in the spring of 1839. The others were torn down, with the exception of the lower one, which was afterwards converted into a dwelling. The ore used was formerly brought from Salisbury, Conn., in carts, but about 1830-35 they began to get ore from the Copake mine. The ore was first made into pig-iron in the furnace, and then refined in the forges, and made into bar, and rod-iron of all kinds. The manufactures of this furnace won a wide reputation for their excellence. When running full force the works furnished employment for from sixty to one hundred men as colliers, teamsters, founders, blacksmiths, etc.<sup>3</sup>

When Robert Livingston (1749-1790), the last manor proprietor, died, the Ancram operation was inherited by his son, Henry Livingston, who lived at Ancram during much of his remaining lifetime. Livingston's nephews-in-law managed the works during Livingston's later years and following his death. Ellis indicated that "The iron-works remained in the possession of the Livingston family until 1845...." At this time it was sold under foreclosure by Herman B. Livingston et al to Peter P. Rossman and Joseph D. Monell. In 1847 Rossman sold out his share to Monell, who retained it until 1853.

George Platner acquired rights to the operation from Monell in 1854. The following year, the Livingston iron furnace was torn down—or otherwise incorporated partially into—a new paper mill erected at the site for Platner and Elizur Smith, the latter an experienced paper manufacturer from Lee, Massachusetts. This partnership was short-lived as Smith left the partnership shortly thereafter and Platner followed in 1855. After this time Platner's brother, Stephen Platner, in partnership with Peter C. Conkling, operated the mill for about three years. In 1860 they became "financially embarrassed" and sold under foreclosure to George Peaslee and his cousin, Samuel Carpenter. Peaslee and Carpenter made extensive improvements to the mill buildings and equipment and converted the operation from rag paper to rye straw paper. George Peaslee's interest in the business was evidently financed by

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<sup>3</sup> Franklin Ellis, *History of Columbia County, New York* (Philadelphia: Everts & Ensign, 1878), 409-10.

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his father, Horace White Peaslee, an entrepreneur who had also developed straw paper manufacturing at a site in Malden Bridge, New York. When H. W. Peaslee died in January 1885, the intricate financial web surrounding his investments did not hold up, and in August 1886 the mill was offered for sale. It was purchased in 1889 by Sigmond Rosenbaum and in 1905 was deeded, by Rosenbaum's daughter, to the incorporators of the Ancram Paper Mill, which included members of the Rosenbaum family. It continued to receive improvements as the twentieth century progressed, among them those rendered in the 1920s, and has continued in active use since that time.

The industrial enterprises established by the Livingston family in the mid-eighteenth century served as the impetus for the development of the hamlet. In 1878 Ellis described the hamlet of Ancram as follows:

ANCRAM, which is the principal village, is situated on the [Roeliff Jansen] kill... and contains about three hundred inhabitants... The village is separated into two parts, nearly an eighth of a mile apart. The first, and principal part, lies near a fall in the kill, and contains two churches (Evangelical Lutheran and Methodist Episcopal), two hotels ("Ancram" and "Sunnyside"), two stores, two blacksmith-shops, a shoe-shop, a large paper-mill, a fine school-house, a depot, and about twenty-five dwellings. A little way to the north is a small cluster of about a dozen dwellings.

The first hotel was built on the present site of the Ancram Hotel, in 1845, by John Scism. It has been repaired and added to, but the original frame is still standing.

The first grist-mill stood on the east side of the creek, nearly opposite the paper-mill. It was run by Philip Coon, and existed previous to 1826. There was a saw-mill on the same side near the bridge, which is still standing, though in a very dilapidated condition.

The first store was kept in the early part of the century, in a building east of the bridge, by Isaac B. Williams, a son of Livingston's agent at the iron-works. The building was afterwards moved near the creek, below the saw mill, and is now used as a barn. Augustus Tremain afterwards kept a store near the same place.

Previous to 1840 the village was but a hamlet, consisting principally of employees of the furnace and forges. There was then not more than a dozen houses, or rather cabins, and Livingston mansion. In 1843 this mansion was torn down and rebuilt on the same foundation by the heirs of Henry I. Livingston. In 1845 the first sale of the soil in Ancram was made under mortgage, and the property was bought by Dr. Peter P. Rossman and Joseph Monell. They tried to build up a village, and it is principally through their efforts that the place has attained its growth and prominence. Dr. Rossman now resides in the Livingston mansion...<sup>4</sup>

In addition to its importance as a center of local industry, the hamlet of Ancram developed as a population center for outlying farms, a place where goods and services could be procured, where rail service was available after 1875, and where the devout could practice their faith. As with many areas of the Hudson Valley, the arrival of reliable and efficient transportation in the form of railroads gave rise to a thriving dairy industry and altered the agricultural landscape from earlier established patterns. By the 1850s the New York & Harlem, Central New England and the Poughkeepsie & Eastern railroads were all operating in the region, with the area's primary station located at Boston Corners. In 1872 rail service was extended to the hamlet Ancramdale and in 1875 service reached the hamlet of Ancram, thereby providing convenient and direct access to the New York market. Stimulated by the ability to ship milk products by rail to New York, farmers began to focus output on dairy products and established the large dairy herds which have characterized farming in Ancram since the later nineteenth century.

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<sup>4</sup> Ibid, 406-07.

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The unfolding of the twentieth century witnessed dramatic changes to rural life in Columbia County as elsewhere. Telephone service arrived in Ancram in 1901 and electricity was brought to Ancramdale and Ancram around 1924. It was likewise in this era that the automobile was beginning to transform American life while mechanized farm equipment was altering the nature of the agricultural activities that sustained so many of the area's residents. Agriculture remained a vital aspect of life in the region in the first decades of the twentieth century, as evidenced by the construction of a grange hall in Ancram in 1927.

*Ancram's Early Commercial Enterprises*

As with many rural hamlets in the nineteenth century, Ancram sustained a small number of commercial enterprises that provided residents with necessary services, among them blacksmithing, tinsmithing, and shoemaking, while stores offered those material goods vital to everyday life. Simon's General Store, built ca. 1874, is among the hamlet's keynote buildings and was at one time a place of central importance to the community, as in the nineteenth century the country store was a place where both commercial and social activity was undertaken. The store was built for Martin Luther Hills, who had previously operated a store in the hamlet which in large measure survives; in addition to satisfying a commercial function it also served for a time as the local post office, as his previous store had. At the time of the 1875 New York State census, Hills noted his profession as merchant. The Hills family's household, in addition to Hills's wife and son, also included a domestic servant, an indication of their relative material success. By the latter 1880s the store was being operated by Finch Brothers. Ancram's first store had been managed by Isaac Williams, who served in that capacity as an agent of the Livingston family. Other merchants included Augustus Tremain and John Porter, the latter who erected a store in the latter 1850s, a business which was subsequently carried on by his sons. A business directory included in the 1873 Columbia County atlas described John Porter's business as having "a very extensive Stock of Dry Goods, Groceries, Fancy Articles, Ready-made clothing, Hard and Glass Ware, Crockery, Boots, Shoes, Hats, Caps, Drugs, Medicines, Paints, Oils and a variety of articles not her enumerated." The Porter's store also survives, though unlike Simon's store in a much degraded condition.

The Wilber-Rossman-Miller house is another building located at the hamlet's crossroads, where its commercial enterprises were largely clustered. It functioned historically as both a domestic and commercial property. During the later nineteenth century and early twentieth century, the lower level served as a hardware and tinsmith shop operated by Peter G. Miller, while the upper areas functioned as residential space.

The growth of the hamlet also sustained hotel enterprises, among them the Sunnyside Hotel, which was built ca. 1860 on the site of a store that had burned in 1858, and immediately adjacent to the Porter store. It was operated variously by a number of individuals, among them Edward Lasher, Peter Miller and, in later years, Edward Tripp; a second hotel, the Ancram Hotel, operated for many years and was built on the site of a hotel built in 1845 by carpenter John Scism, who erected the hamlet's Methodist Church. Neither building is extant today.

*Religious Institutions in Ancram: The Lutheran and Methodist Churches*

Foremost among Ancram's central institutions is St. John's Lutheran Church. The formation of St. John's was largely due to the efforts of the Reverend William Askam, who came to the region as a Lutheran missionary to establish a church in Ancram, and who later served as the group's first pastor. The roots of the Lutheran religion in Columbia County date to the early eighteenth century and the arrival there of Palatine Germans whose descendants worshiped in Lutheran churches established in Germantown, Red Hook and Rhinebeck, among other locations. The first Lutheran missionary work undertaken in the Ancram area was conducted by the Reverend John Hartwick, who served at St. Peter's in Rhinebeck and who had first preached and administered baptisms in the 1740s. Although Hartwick sought to establish a Lutheran church in Ancram and raised monies to that end via subscription, his efforts to this end failed. It was under Reverend Askam's influence that a Lutheran church was finally

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established in Ancram in the 1840s, following his preaching at informal locations such as a ballroom and a district schoolhouse. Askam's success was all the more remarkable given that people perceived as outsiders, even clergymen, were viewed with suspicion during the Anti-Rent period.

St. John's Lutheran Church was formed in November 1846 at the house of Adam Coons, near Gallatin. A total of 25 members comprised the newly formed organization, which was formally incorporated in July 1847, at which time seven trustees were elected, those being Peter Lasher, Henry Silvernail, John Lown, Jonas Felts, Peter Rossman, Jacob Loucks, and Jacob Suydam. Next a subscription list was circulated to raise funds for the construction of a permanent house of worship. A site for the new building was purchased from Claudius Monell and in the summer of 1847 the new meetinghouse erected under the auspices of the builder, a "Mr. Traver" of Valatie. By 1853 a parsonage had also been erected and in 1910 a church hall was erected to support social and other functions.

The hamlet's other church, referred to historically as Jane's Methodist Episcopal Church, was organized in 1854 and was at that time affiliated with the Methodist church at Copake. Unlike the Lutheran congregation this organization is no longer active, having disbanded some time ago, and the associated meetinghouse is now privately owned. Preliminary Methodist meetings were conducted in Ancram by Reverend Alexander Ferguson, then of Pine Plains, Dutchess County, at the district schoolhouse, prior to formal organization. In May 1855 the first trustees were elected, those being Henry Hoysradt, William Belcher, Freeland McDaniel, John Van Benschoten, Edward H. Sheldon, Andrew Scott and Isaac Miller. In the latter decades of the nineteenth century this organization counted well over 100 members. The group contracted for the construction of a meetinghouse in 1855, which was built by local carpenter Henry Scism; in the immediate post-Civil War period, with additional space required, an extension of fifteen feet was made to the rear. The first Methodist parsonage was located at the "north corners" but later sold; the society subsequently purchased a parsonage adjoining the church. By Ellis's account the church was dedicated by, and named for, Bishop Janes, who once taught school in Ancram; while attending a Methodist meeting at the schoolhouse Janes converted to Methodism and soon thereafter began preparing himself for the ministry.

*Educational Resources*

Among the surviving historic buildings in the hamlet is Ancram District School 10, located near the Lutheran church. In 1860 there were 11 school districts in the Town of Ancram which served the needs of 757 children; by 1898, according to a state report, there were 10 districts, 226 children and 10 teachers. The school, which is of the two-room type, may date to the 1840s but exhibits features which suggest it was built later or otherwise received modifications. It remained in service as the hamlet's school until the 1960s and the consolidation of the local school system.

*Architectural Context*

The various buildings contained within this district, the majority of which appear to date from the second and third quarters of the nineteenth century, are largely representative of regional vernacular building traditions. Many of the houses, which are of an unassuming character and modestly scaled, nevertheless exhibit distinctive aspects which link them to overarching national architectural styles. Buildings with features expressive of the Greek Revival style, which found expression in Ancram from the 1830s through the 1850s and which corresponded with a period of significant physical development there, are prevalent. There are also domestic expressions of the Gothic Revival and Second Empire styles in the district, along with a number of buildings which relate to early and mid-twentieth century national architectural developments. The hamlet also retains two mid-nineteenth century churches, both of the meetinghouse type and originally of Greek Revival-style conception; a ca. 1874 store which forms an excellent representation of the Italianate style as applied to commercial architecture; and a ca. 1927 grange hall that presently functions as an opera house.

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A number of houses built in Ancram in the ca. 1830-60 period represent the “upright and wing” dwelling type. This domestic form, common in the mid to latter nineteenth century, consisted of a main block (the “upright” section) with engaged side ell (the “wing”) in which a kitchen was typically located; the gable of the main block’s facade was oriented towards the road and exhibited a three-bay arrangement with offset entrance, the ell being arranged with its roof ridge perpendicular to that of the main block. There are also examples of houses of the gable-end type with either asymmetrical or symmetrically arranged façade fenestration, some of which had additional living space situated in a rear lean-to. Story-and-a-half houses appear to have predominated in the period ca. 1830-60, a circumstance of the modest means of many of Ancram’s residents and the architectural legacy of New World Dutch building traditions and the distinctive H-bent framing system associated with the Dutch and German settlement of the Hudson Valley. No examples of temple-front dwellings or fully developed Grecian porches are present. A seemingly ubiquitous feature of story-and-a-half dwellings of this period in Ancram was the use of frieze-band or “eyebrow” windows, which allowed for natural lighting and ventilation of the upper half-story living spaces. The house that later became the Methodist parsonage (1329 County Route 7) is an excellent example of the story-and-a-half upright and wing type as built in the Greek Revival taste, notwithstanding the subsequent addition of a Late Victorian-era porch. The so-called Scott house (1369 County Route 7), ca. 1835, is representative of the small gable-end type, characterized in this instance by a four bay wide gable-ended main block with rear lean-to. In some instances dwellings were built into banked locations in order to provide an additional level of interior space accessible from grade, and sometimes, as in the instance of the ca. 1850 Wilber-Rossmann-Miller House and Tinsmith and Hardware Shop (1318 State Route 82), this arrangement allowed for a commercial function within an otherwise domestic building.

Romantic-Picturesque architecture is represented in a number of Ancram houses, including one which was erected in the Gothic Revival taste during the early 1840s for the Livingston family and by all indications which was built on the foundations of the house built in 1743 for Philip Livingston. This dwelling was acquired but a few years later by Dr. Peter Rossmann, a prominent figure in Ancram at that date. The Livingston-Rossmann house (1348 County Route 7), while it reflects aspects of the Gothic Revival cottage-villa type popularized by, among others, the architect A.J. Davis and his sometime partner, the landscape architect and author A.J. Downing, nevertheless was bound to the footprint of the earlier house, if in fact built on its foundation as tradition maintains. As such, the possibilities relative to the building’s massing were limited by the existing footprint. While the house’s original Gothic features have been denatured to some extent, it is nevertheless a property of exceptional significance to the history and development of Ancram, being the location of the Livingston family house for many years and later that of the Rossmanns. Discernible Gothic features include the steeply pitched intersecting gable of the façade, which retains its verge boards and the lower section of a pinnacle; a projecting bay window; and also Gothic-arched windows and those with flat label molds. Favorable comparison is to be found with the “Cottage in the English or Rural Gothic Style” included in Downing’s 1842 book *Cottage Residences*, which depicts a building of similar form, albeit with a rear kitchen wing. While the source of the design is not yet definitively known, it seems just as likely that the Livingston family engaged a professional architect to develop the new scheme.

Also of note within the hamlet are two houses erected in the Second Empire taste popular after the Civil War, referenced in this documentation as the Dr. G.W. Rossmann and Skelly houses (1339 County Route 7 and 2385 State Route 82, respectively). These two houses chronicle the introduction of new architectural fashions into Ancram in the post-war era, and specifically this French-inspired mode, which was widely disseminated in contemporary architectural source material in the later 1860s and early 1870s. The Rossmann house, prominently sited near the hamlet’s principal crossroads, exhibits a T-shaped footprint and contains a second level of interior space within its tall mansard roof, the latter the principal distinguishing feature of this style. Both dwellings exhibit the architectural exuberance manifest in this period and impart a sense of urbanity missing from many of the hamlet’s earlier and

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more modestly scaled worker housing. As for the architecture of the Late Victorian period, at which time the Queen Anne and other styles emerged as “successors” to the Second Empire and Italianate styles, there are only modest representations, among them two houses of somewhat traditional massing, and porches with characteristic lathe-turned posts and spindle friezes which were sometimes used to introduce a more up-to-date character on earlier buildings.

The final trend apparent in Ancram’s historic building stock is the appearance, in the first decades of the twentieth century, of houses of both the Craftsman and Cape type. The Craftsman type emerged as a product of the Arts & Crafts movement that prospered in the 1910s while the Cape type is rooted in the Colonial Revival movement initiated during the latter decades of the nineteenth century. Although rooted in different intellectual sources both housing types emerged as standard domestic forms in part popularized by the mail order house business of which Sears, Roebuck & Company was a central player. Sears offered hundreds of different dwelling options in the first decades of the twentieth century ranging from simple, inexpensive cottages or bungalows to larger and more architecturally sophisticated houses. However, they were not the only purveyor of prefabricated homes in this period, as other companies, among them Montgomery Ward, offered similar services, as did the Hodgson Company and the North American Construction Company, manufacturer of “Aladdin Houses” and “Readi-Cuts” and the first to ship pre-manufactured buildings directly to consumers. The ca. 1930 John McIntyre House (1366 County Route 7) is an excellent representation of the Craftsman type house, despite its exterior being sided in modern material. The front section of the house is covered by a broad end-gabled roof that projects forward to create a porch on the principal elevation, and the front roofline is punctuated by a large, centrally placed dormer. This house, along with that to the immediate south and three on the opposite side of Route 7, form a small and brief episode of suburban-like development a short distance north of the hamlet’s historic core. They represent the last epoch of historic house architecture in Ancram within the context of this nomination.

The hamlet’s two Protestant organizations, the Lutheran and Methodist churches (1273 County Route 7 and 1333 County Route 7, respectively), were organized and built near the mid-point of the nineteenth century. Their construction was part of a flurry of building activity that attended that era in Ancram and which saw many new buildings erected as the local economy prospered. Both were originally cast in a predictable mold, as simple Protestant meetinghouse forms built with heavy timber frames and embellished with chaste Greek Revival-style detailing. While the Methodist Church remains in large measure as it was built, St. John’s received more considerable historic modifications over the course of the nineteenth century, including those which introduced Late Victorian-era architectural elements.

St. John’s Lutheran Church was typical of Protestant religious buildings built in rural areas of New York in the first half of the nineteenth century. A meetinghouse of the characteristic type was constructed in 1847, a self-contained building with restrained Greek Revival-style detailing. The building was subsequently aggrandized with the expansion of the footprint westward and the addition of a bell tower—later reworked to reflect Late Victorian-era architectural fashions—and the addition of a porte-cochere. The earliest-known photograph of St. John’s shows it as it appeared following the 1854 expansion, which included the addition of an engaged bell tower, which rose from a projecting pavilion with fully pedimented gable echoing the main block’s gable. The latter treatment is reminiscent of New England meetinghouses as constructed in the later eighteenth and early nineteenth century and popularized in Asher Benjamin’s 1797 *Country Builder’s Assistant*—buildings of the so-called Wren-Gibbs type. As first built St. John’s was in essence a building firmly rooted in the Protestant meetinghouse tradition, predicated on the basic internal requirements of ample natural lighting, clear sight lines, and favorable acoustics. A series of modifications subsequent to that campaign reshaped the building in an attempt to keep it abreast with contemporary fashion.

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The former Methodist Episcopal Church is, like St. John's Lutheran Church, a building erected in the mid-nineteenth century; however, it more closely resembles its original appearance on the exterior without subsequent material alterations made in response to changing tastes. Features such as the building's self-contained, gable-roofed form, in addition to the façade—which features engaged pilasters, flush-board siding and a fully pedimented gable within which is centered a triangular attic light—and the deep frieze and broadly moulded cornices all speak to the continued popularity of the Greek Revival style at the mid-century point. The building was built in 1855 under the auspices of Henry Scism, a 35-year-old carpenter who resided in the hamlet of Ancram. At the time it was erected Scism was residing in a household that included a boarder, James Bryant, who was also a carpenter and who was presumably building the church with Scism. Among Scism's immediate neighbors were Leonard Brice, a 22-year-old carpenter, and Peter Page, a 31-year-old millwright of Canadian birth. Also residing nearby was Thomas Bishop, 62, an English-born papermaker who had presumably come to Ancram in association with the paper mill that was then being established.

Simon's General Store (2404 Route 82), ca. 1874, is a commercial building and the hamlet's best remaining representation of the Italianate style. The building's hipped roof with cupola, bracketed verandah and decorative window surrounds all relate it directly to this national style. It additionally offers itself as an excellent example of a rural general store as built in the 1870s, and was erected at a prominent and central location in the hamlet where the two principal road systems converged.

The grange hall built for Ancram Grange No. 955 and completed in 1929 (1330 County Route 7) was among the last large-scale buildings erected in the Ancram district. It is characteristic in its general layout to grange halls of this era: although it presents as a single-story construct on its principal elevation, the building has multiple tiers of interior space which accommodated the dances, plays and other social events that were a staple of grange life. Grange No. 955 was organized in 1903 with 39 charter members; meetings were originally held in the house of Dr. G.W. Rossman. It was Rossman who, in 1927, donated land for the construction of a grange hall, which was built at a cost of \$600 and dedicated in June 1929.<sup>5</sup> This building played host to countless community events prior to the disbanding of the organization around 1970.

Also of note is the triple-arch stone bridge that once conveyed traffic over the Roeliff Jansen Kill. While it has been supplanted by a more modern bridge, it nevertheless remains under the existing road surface, as a testament to an earlier era of bridge technology and the stone mason's craft.

*Conclusion*

The hamlet of Ancram was first settled and developed in the 1740s in association with the Livingston ironworks established on the Roeliff Jansen Kill, a watercourse which has continually sustained manufacturing there for the better part of three centuries. By the dawn of the nineteenth century Ancram remained a sparsely populated rural hamlet centering on the ironworks; however, during the ensuing decades, it experienced modest but sustained growth which was expressed architecturally in the construction of new housing, two churches, and a number of stores and hotels. The buildings, structures, sites and landscapes including within the Ancram Hamlet Historic District collectively portray the development of this locale during the nineteenth and early twentieth centuries. The nominated district retains much of its rural crossroads character and sense of place and many architectural representations of its history as a modest Columbia County manufacturing center.

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**Developmental history/additional historic context information** (if appropriate)

N/A

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<sup>5</sup> Joan Arnold, "The Ancram Opera House," *Columbia County History & Heritage* [Winter 2004].



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**9. Major Bibliographical References**

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

Ellis, Franklin. *History of Columbia County, New York*. Philadelphia, PA: Everts & Ensign, 1878.

Piwonka, Ruth. "Historic Resources in the Town of Ancram, Columbia County, New York."

Spafford, Horatio G. *Gazetteer of New York*. Albany, NY: 1824.

**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): \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 63.95 acres

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>612993</u> Easting	<u>4656956</u> Northing	7	<u>18</u> Zone	<u>612554</u> Easting	<u>4656013</u> Northing
2	<u>18</u> Zone	<u>613112</u> Easting	<u>4656921</u> Northing	8	<u>18</u> Zone	<u>612507</u> Easting	<u>4656038</u> Northing
3	<u>18</u> Zone	<u>613164</u> Easting	<u>4656494</u> Northing	9	<u>18</u> Zone	<u>612411</u> Easting	<u>4656203</u> Northing
4	<u>18</u> Zone	<u>613124</u> Easting	<u>4656387</u> Northing	10	<u>18</u> Zone	<u>612445</u> Easting	<u>4656450</u> Northing
5	<u>18</u> Zone	<u>613042</u> Easting	<u>4656291</u> Northing	11	<u>18</u> Zone	<u>612475</u> Easting	<u>4656515</u> Northing
6	<u>18</u> Zone	<u>612728</u> Easting	<u>4656032</u> Northing	12	<u>18</u> Zone	<u>612859</u> Easting	<u>4656895</u> Northing

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

The boundary for this NRHP nomination is shown on the enclosed mapping, which was drawn at a scale of 1:24,000, 1:12,000, 1:8,000, and 1: 4,400. All maps are entitled "Ancram Hamlet Historic District, Town of Ancram, Columbia Co., New York."

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

The boundary for the Ancram Hamlet Historic District was first identified during a town-wide historic resources survey; during ensuing field survey work completed in conjunction with Division for Historic Preservation staff, the boundary for the district as presented here was finalized. The boundary includes the most cohesive and substantially intact portions of the hamlet; the mill complex, while an important aspect of the historic identity of Ancram, was nevertheless excluded from the boundary given it is a largely modern construct now, and that portion of the hamlet east of the mill complex and the Route 82 bridge over the Roeliff Jansen Kill was also excluded, due in large measure to the degraded condition of the historic resources located there.

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**11. Form Prepared By**

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organization NYS Division for Historic Preservation date April 2016  
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**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:**

Photographs by William E. Krattinger, October 2016

TIFF format; original files maintained at NYS Division for Historic Preservation, Waterford, NY 12188.

- 001 Union Cemetery, view looking to southeast though main entrance from Route 7
- 002 View looking roughly east up Route 7 towards Simon's General Store
- 003 View looking west from Route 7 and Route 82 intersection; war memorial and Simon's General Store in foreground
- 004 View looking north from intersection towards 1318 State Route 82
- 005 View looking to southwest showing 1329 Route 7/former Methodist Episcopal Parsonage
- 006 View looking to southeast towards 1330 Route 7/Ancram Opera House
- 007 View looking to southwest towards 1333 Route 7/Janes Methodist Episcopal Church, parsonage in background left
- 008 View looking west towards 1351 Route 7
- 009 View looking west towards 1339 Route 7/G.W. Rossman house
- 010 View looking west towards 2 Doodletown Road/G.W. Knickerbocker house
- 011 View looking north towards 1401 Route 7/Moore house
- 012 View looking east towards 1366 Route 7/John McIntyre house
- 013 View looking east on Route 82 towards intersection with Route 7; Simon's General Store on right, 2421 Route 82 in middle background, 2391 and 2405 Route 82 on left

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**Property Owner:**

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

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name VARIOUS: historic district  
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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**APPENDIX**

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**Methodology: Integrity Analysis and Contributing/Non-contributing status**

The Ancram Hamlet Historic District's contributing architectural resources are primarily domestic in nature, of generally modest character, and of wood-frame construction. The majority of the district's contributing houses appear to have been erected in the second and third quarters of the nineteenth century, corresponding with a period of considerable development in Ancram, though some later houses, including those dating to the second quarter of the twentieth century, are also present. Of the earlier mid-nineteenth century domestic building stock the upright-and-wing dwelling type appears the prevailing type, though other forms are also evident, including gable-ended houses with five-bay center entrances sometimes in concert with rear wings or lean-tos.

Dwellings which were deemed contributing in the context of this nomination fall within the cited period of significance, ca. 1827- ca. 1945. These retained outward features expressive of their type/form, period of construction, and architectural style, inclusive of later but nevertheless historic-period alterations, such as the addition of porches of Late Victorian-era characteristics. Many of these houses lacked individual architectural distinction as they were built for workers and tradesmen associated with Ancram's various industrial and commercial enterprises—the majority of these exhibit restrained but identifiable Greek Revival-style features; exceptions include the Livingston-Rossman House (1348 County Route 7), an antebellum example of Gothic Revival domestic architecture built in the mid-1840s and possibly architect designed, and two Second Empire-style dwellings built after the Civil War, the Dr. G.W. Rossman House (1339 County Route 7) and the Skelly House (2385 State Route 82). These houses are nevertheless exceptions and conspicuous in Ancram by virtue of their scale and level of architectural refinement. In some instances, as with the Niver House at 1325 County Route 7, a modest mid-nineteenth century domicile, exterior alterations were readily apparent. Nevertheless, that building retained its historic-period upright and wing form in addition to other period features, such as the main block's pedimented gable—a preeminent character-defining feature of the exterior—and frieze band windows typical of this era and house type. In some instances, as with the house at 2380 State Route 82, the extent of alteration was unfortunately so thorough that little could be discerned of the building's historic-period architectural design intent and its relative age/date of construction, and as such it was deemed a non-contributing resource. Of the Ancram district's twentieth century domestic resources, which are predicated in large measure on the Cape and Bungalow types, substantial alterations accounted for determinations of non-contributing status. This included the Cape-type house at 1359 County Route 7, where a wall dormer was added to the principal elevation, and that located at 1365 County Route 7, where a cross-gabled addition was also added to the principal elevation; both represented significant alterations of the original designs and the principal elevations. Neither of these examples, dating from ca. 1945, retained sufficient integrity of form or material to that period. In broad terms, earlier dwellings were afforded slightly more latitude so far as the level of physical alteration, while more recent resources, namely those post-dating 1900, were held to a higher degree of physical integrity.

The contributing/non-contributing status of outbuildings was ascribed based on their age and level of material alteration. Most of the earlier carriage barns and other ancillary resources surveyed, such as smaller sheds and privies, retained their period form and exterior finish treatments and as such were deemed contributing resources. Automobile garages were also considered on the merit of their age and physical

**ANCRAM HAMLET HISTORIC DISTRICT**

Name of Property

**COLUMBIA COUNTY, NY**

County and State

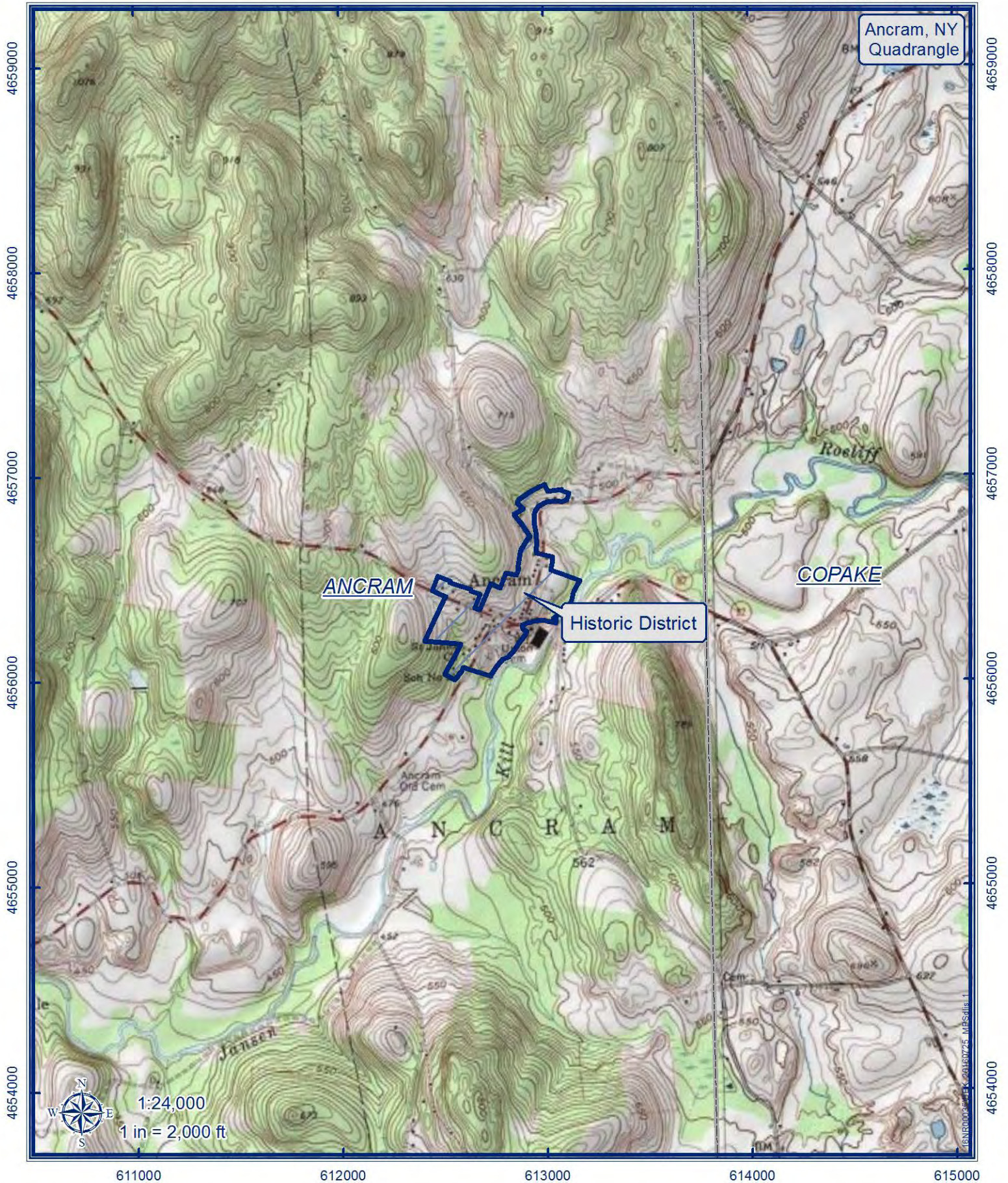
**APPENDIX**

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integrity, as both earlier and more recent examples were present. The auto garage associated with 2360 State Route 82 was among those determined to be a contributing resource, as its physical characteristics indicated it to be contemporary with the house, both having been built ca. 1935 along with a third building, a garden shed; that associated with the McIntyre House (1366 County Route 7) was also deemed contributing, given that it, too, appeared contemporary with the ca. 1930 house. In contrast, the auto garage associated with the Methodist Episcopal Parsonage (1329 County Route 7) was clearly a modern and non-historic construct, as was that at the Moore House (1401 County Route 7), which is why both were determined to be non-contributing resources. Garden sheds and gazebos of obvious recent and non-historic characteristics were cited as non-contributing resources.

# Ancram Hamlet Historic District

Town of Ancram,  
Columbia County, New York



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



Parks, Recreation  
and Historic Preservation

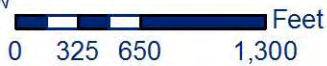
# Ancram Hamlet Historic District

Town of Ancram,  
Columbia County, New York

Ancram, NY  
Quadrangle



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

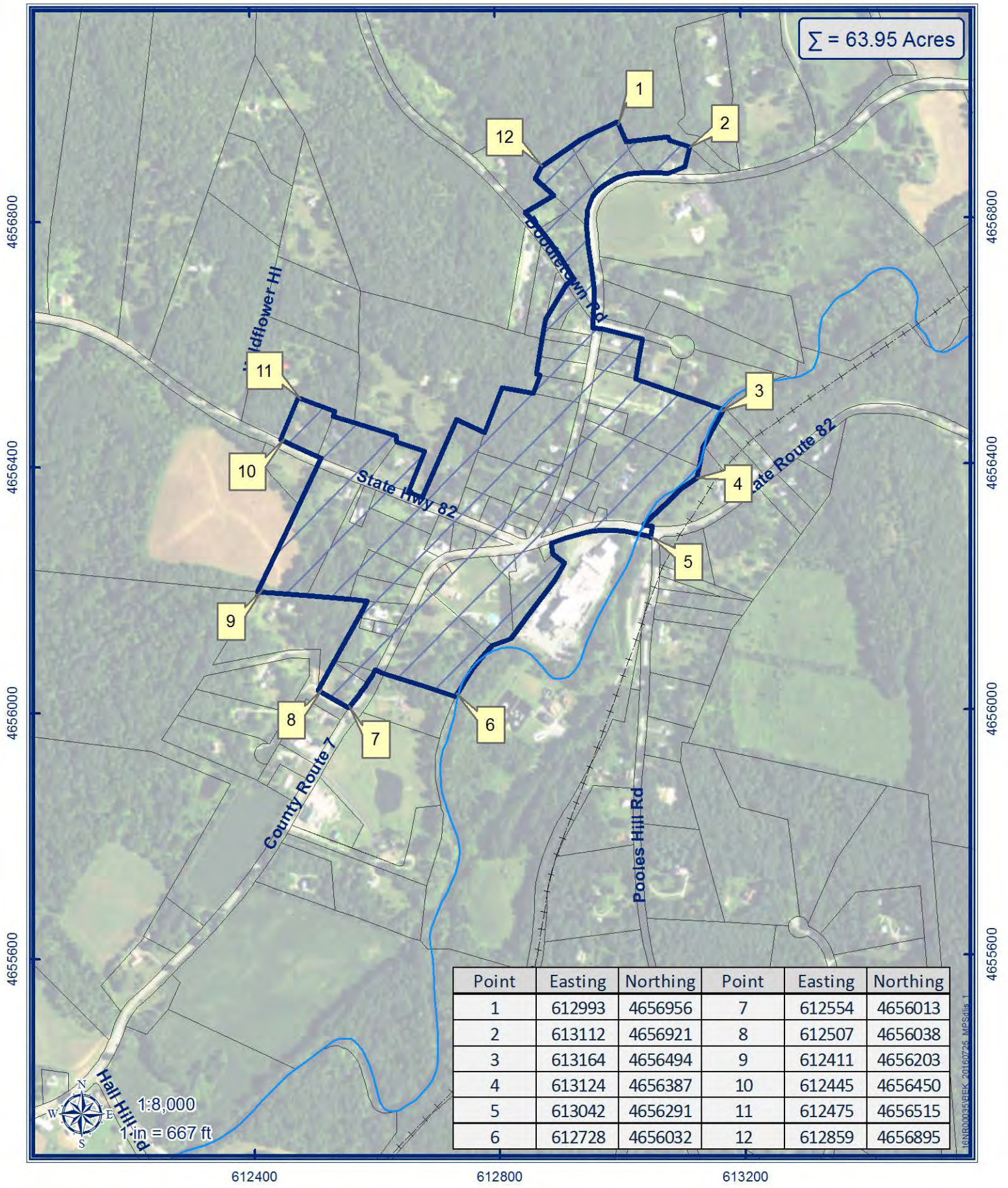


Parks, Recreation  
and Historic Preservation

# Ancram Hamlet Historic District

Town of Ancram,  
Columbia County, New York

$\Sigma = 63.95$  Acres



Point	Easting	Northing	Point	Easting	Northing
1	612993	4656956	7	612554	4656013
2	613112	4656921	8	612507	4656038
3	613164	4656494	9	612411	4656203
4	613124	4656387	10	612445	4656450
5	613042	4656291	11	612475	4656515
6	612728	4656032	12	612859	4656895

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



Parks, Recreation  
and Historic Preservation

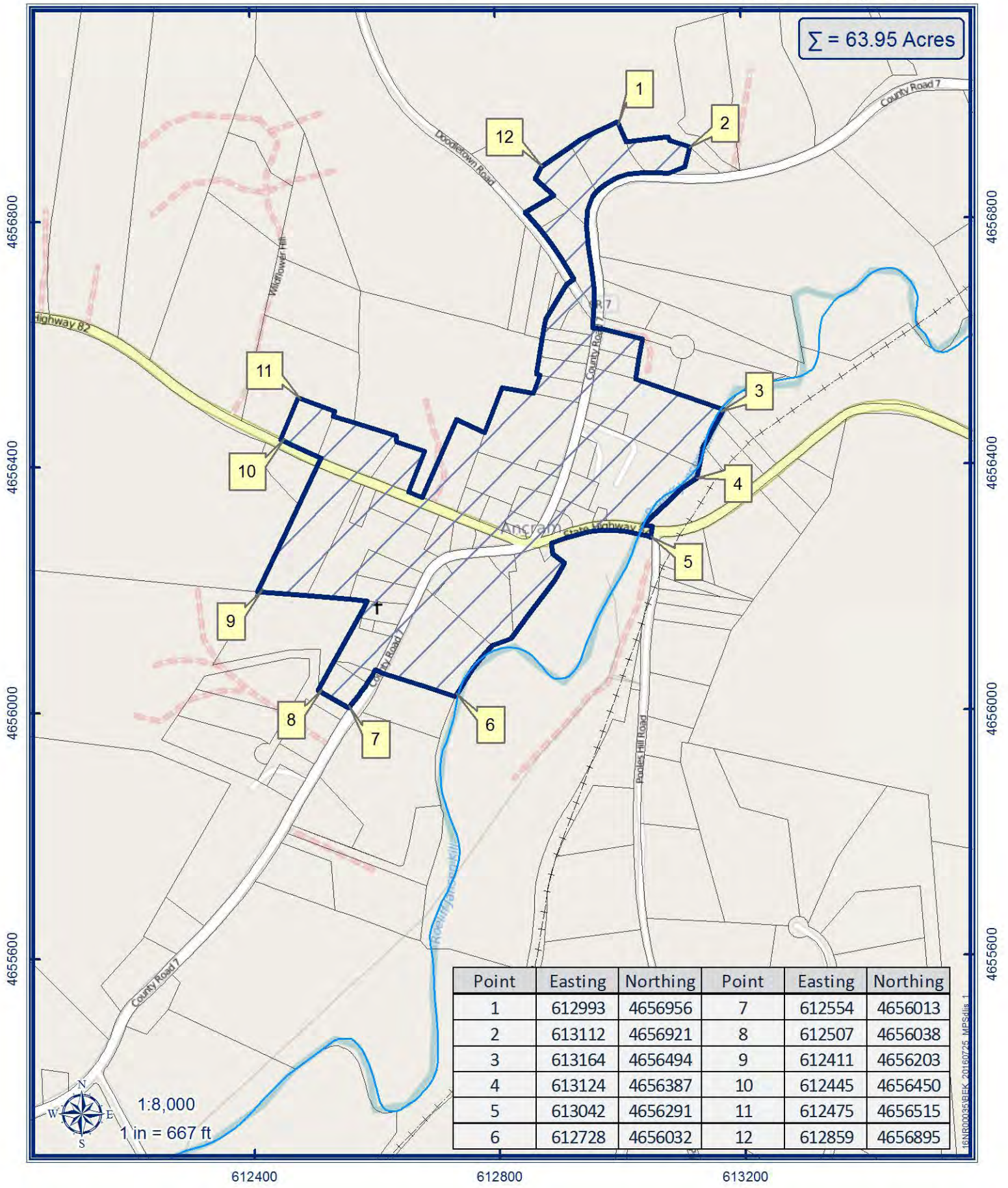
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# Ancram Hamlet Historic District

Town of Ancram,  
Columbia County, New York

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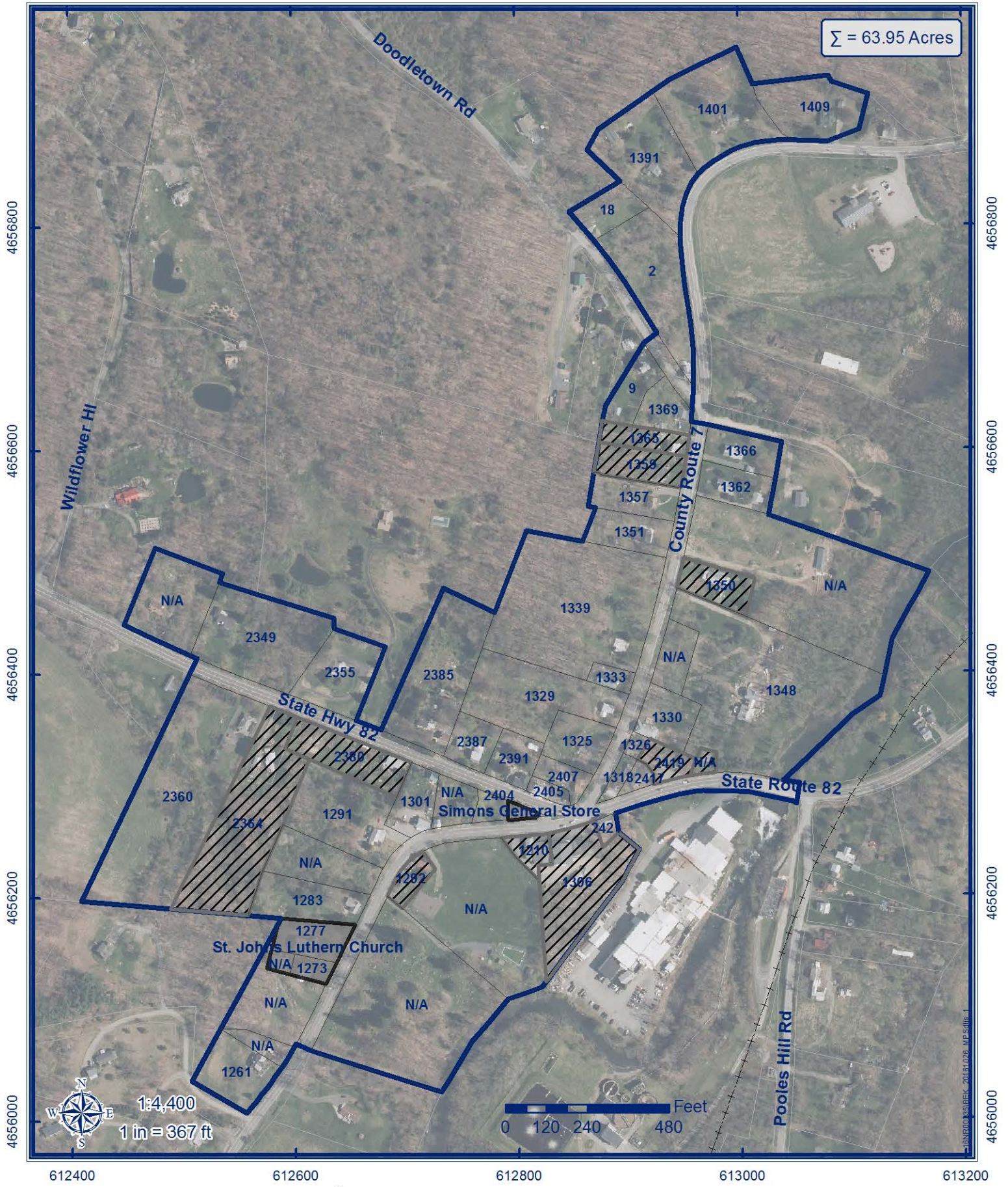
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Parks, Recreation  
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-  Contributing
-  Non-Contributing
-  Existing NR Listing

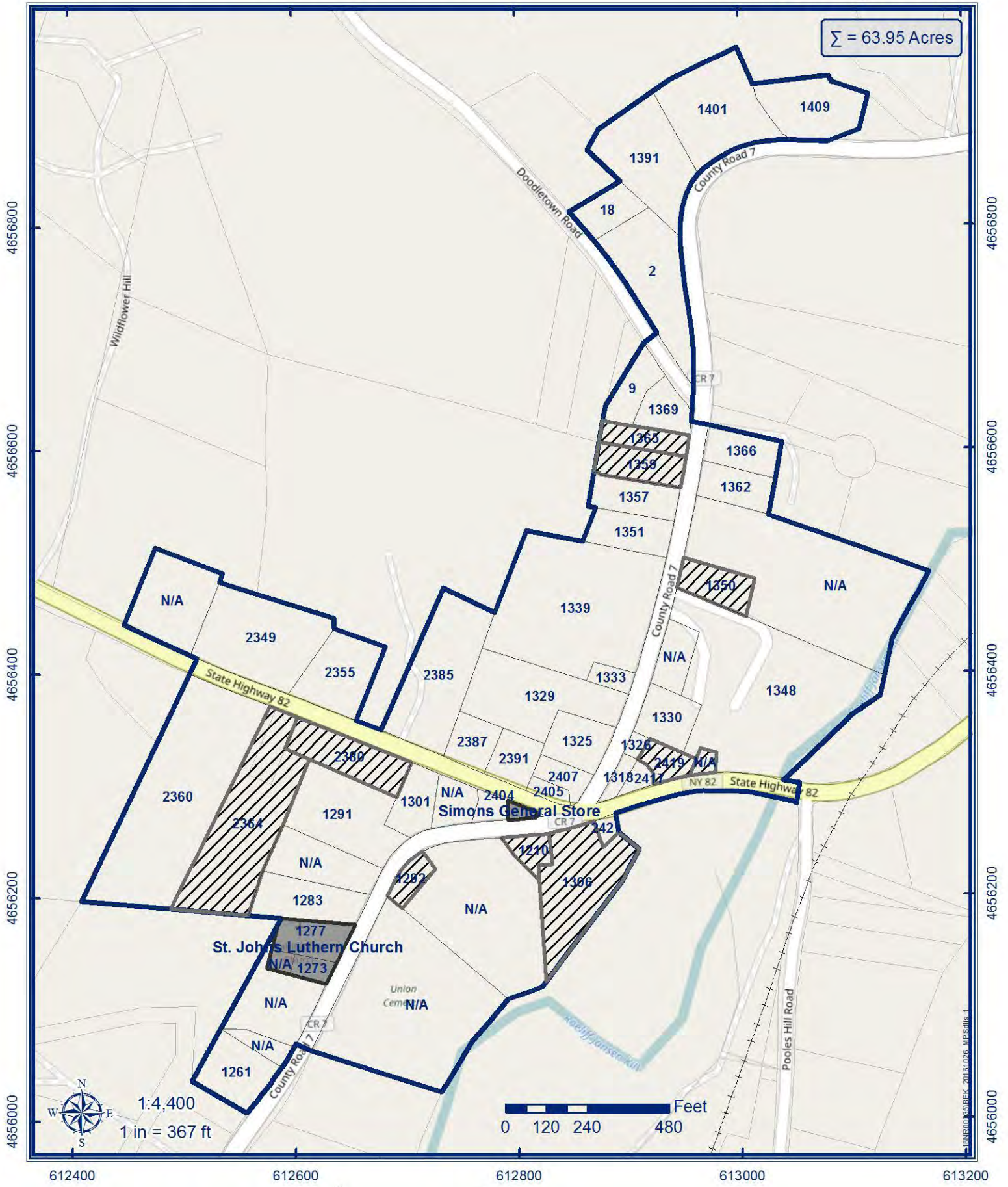


**Parks, Recreation  
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- Non-Contributing
- Existing NR Listing



Parks, Recreation  
and Historic Preservation

JUN 2011 10:16 AM 2011/06/20 10:16 AM MP5011-1

# UNION CEMETERY

CEMETERY CLOSED  
SUNSET - SUNRISE

Ancram Union Cemetery

Regulated by NYS Cemetery Board

518-474-4226

David Boice President

518-329-3430





SIMONS GENERAL STORE

82



COLUMBIA  
7  
COUNTY  
↑  
22

82  
↔













Doodletown RD









A large, three-story dark blue house with white trim, including a white picket fence and a white porch. An American flag is flying from a pole in front of the house. The house has multiple windows and a gabled roof.

A silver Volkswagen Beetle parked on the left side of the road.

A light green building with a steeple, likely a church or town hall, located on the right side of the road.

Road signs including a shield for Route 82, a directional sign for Route 7 (North and South), and a sign for Columbia County.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/2/2016      Date of Pending List: 12/27/2016      Date of 16th Day: 1/11/2017      Date of 45th Day: 1/17/2017      Date of Weekly List: 1/17/2017

Reference number:

Nominator:

Reason For Review:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Appeal           | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request     | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver           | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission     | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|   | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      1/13/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Alexis Abernathy      Discipline Historian

Telephone (202)354-2236      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

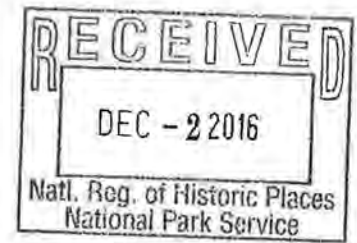
If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner



16 November 2016

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 Nomination

Dear Ms. Abernathy:

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

Calvary Episcopal Church, Saratoga County  
Syracuse Lighting Company, Onondaga County  
Terminal Building, Monroe County  
Ancram Hamlet Historic District, Columbia County  
George Washington School, Chemung County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office