

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received **Aug 25 1983**  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic ~~Historic Resources~~ <sup>g</sup> of Clermont <sup>MRA</sup> (Partial Inventory: Historical and Architectural  
and/or common Properties)

2. Location

street & number Incorporated limits of the Town of Clermont \_\_\_\_\_ not for publication

city, town Clermont \_\_\_\_\_ vicinity of

state New York code 036 county Columbia code 021

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Multiple Resource Area	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership (See attached property owners list)

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Columbia County Courthouse

street & number Warren Street

city, town Hudson state New York

6. Representation in Existing Surveys

Statewide Inventory of Historic Resources title  
has this property been determined eligible? \_\_\_\_\_ yes  no

Historic Resources date February, 1979  
\_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records NYS Office of Parks, Recreation & Historic Preservation

city, town Albany state New York 12238

## 7. Description

### Condition

excellent

good

fair

deteriorated

ruins

unexposed

### Check one

unaltered

altered

### Check one

original site

moved

date

NA

### Describe the present and original (if known) physical appearance

The historic resources of the town of Clermont, Columbia County were identified by means of a comprehensive architectural survey conducted in February, 1979 by Townley McElhiney, architectural historian, and Jessica Kemm, historian, of Historic Architecture and Decorative Arts Consultants, Hurley, New York. All structures in the town were examined. Those that appeared to have historical and/or architectural merit were further researched and inventoried on New York State Building-Structure Inventory Forms. Each inventoried structure was then evaluated by the New York State Historic Preservation Office staff according to the National Register criteria. The properties were next reviewed by the Committee on the Registers of the New York State Board for Historic Preservation, which recommended nomination of eight individual properties. Some properties within the political boundaries of the town of Clermont were already listed on the National Register, they include:

1. the Stone Jug (listed on the National Register on April 20, 1978)
  2. Clermont (listed individually February 18, 1971; included in the Sixteen Mile Historic District... March 7, 1979)
  3. Clermont Estates Historic District (listed on the National Register on May 7, 1979).
- Those properties within the town whose primary significance is archeological have yet to be evaluated.

The town of Clermont is located on the east bank of the Hudson River in Columbia Co., New York. The southern boundary of the town is determined by the Columbia County - Dutchess County line. The other highly irregular boundaries are determined by the course of the Roeloff Jansen's Kill on the east and by a surveyed border which separates Clermont from the town of Germantown on the north and west. The terrain of the sparsely settled, rural town is characterized by gently rolling hills. Land is almost exclusively agricultural. The population in Clermont is concentrated along four thoroughfares. The predominant route is New York State Route 9, a north/south road, in the eastern section of Clermont. This highway follows the route of the eighteenth-century turnpike and post road to Albany. Commercial development has traditionally concentrated along Route 9 at the intersections which mark the hamlets of Nevis and Clermont. The hamlet of Clermont is the town center, housing municipal, religious and educational institutions. Route 9G, an equally old highway also on a north/south axis, is located in the western section of town and is an old access road for the riverside estates and farms. The curving, east-west County Route 6 connects Route 9 and 9G; this road is bordered by farms until it reaches the hamlet of Clermont. County Route 8, also an east-west road connecting the state highways, passes through the northern section of Clermont and enters the town of Germantown.

The character of the community has remained essentially constant since the late seventeenth and early eighteenth centuries when it was inhabited by tenant farmers of the Livingston Manor and later the Clermont Manor, a subdivision of the Livingston Manor created in 1728. Except for the change in the land ownership system, from tenancy to private ownership, the only major change in the town has been the shift from growing grain to growing fruits and vegetables, particularly apples.

With the exception of a few intact eighteenth-century residences, the building stock in the town of Clermont dates from the nineteenth and early twentieth centuries.

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Commercial and industrial architecture is nonexistent. The non-residential, non-agricultural structures include two inactive churches, a small town hall and garage, a firehouse, a store and a former academy which now functions as a community center.

Some of the nominated properties reflect the wealth, taste, and fashion consciousness of the Livingstons and their associates, which contrasted dramatically with the lifestyle and material culture of the tenant farmers. While most of the older buildings in the town of Clermont were built in the second half of the nineteenth century after the demise of the tenant system, the architecturally distinguished residences date from an earlier period and have direct associations with the Livingston family or their peers. (The Bouwerie, the Brodhead House, the Coons House and Hickory Hill.) Later architecture is conspicuously modest in scale and little attention to fashion or style is revealed. It appears that the tenant system discouraged or suppressed more than a utilitarian interest in buildings.

The nominated buildings are each outstanding examples of an architectural style, many embodying unique and creative features for which Livingston houses are well known. With their worldly education and urbane taste, the Livingston introduced highly sophisticated architecture into the upstate hinterlands building houses which, when evaluated by standards of their day, were innovative and progressive. The ecclesiastical structures, although they were constructed after the major holdings were broken up, reflect the Livingstons' continuing interest in architectural fashions. They also demonstrate that the family still viewed the community in a lordly, paternalistic manner.

The attached inventory forms provide additional information pertaining to the physical characteristics of the individual properties nominated.

1. The Bouwerie
2. Thomas Brodhead House
3. Clarkson Chapel
4. Clermont Academy
5. Coons House
6. Hickory Hill
7. Old Parsonage
8. St. Luke's Church

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

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**Specific dates** 1760-1870      **Builder/Architect** various

### Statement of Significance (in one paragraph)

The Clermont Town Multiple Resource Area is a unique historic entity which contains an unusual number of eighteenth and nineteenth century buildings of exceptional architectural significance. The present town boundaries were taken from the boundaries of the Clermont Manor, established by the Livingston family in 1728; the town's historic resources reflect the material character of an American feudal landholding. The contrast between the distinctive larger scale residential architecture associated with the Livingstons and other local gentry and that of the tenantry is dramatically indicated by the fact that only one substantially intact tenant house was identified in the multiple resource survey. Known as the Stone Jug, the Konradt Lasher House (1752) is already listed on the National Register. All eight of the nominated properties have an association with the Livingstons, their estates or their peers. The residences, in addition to the Livingston estate houses already listed on the National Register, embody some of the most distinctive characteristics of eighteenth and nineteenth century architecture in the region. The public structures, all in some way provided by the Livingstons for the community, are significant architectural specimens as well as representative examples of the paternalistic role of the manor lords. Clermont retains its rural, open, agricultural character and provides an environment suggestive of its historic period and its peculiar social structure and development.

In 1624 the province of New Netherland was founded by emigrants from Holland in the Hudson Valley. Colonists settled in New Amsterdam (Manhattan) and Fort Orange (Albany) and along the Hudson River in between, prospering from the lucrative fur trade and the agricultural resources of the fertile valley. By the 1660s, a system of populating the wilderness of the valley had been devised which was unique in America. Land was granted to capable and wealthy merchants who would, at their own expense and presumably to their profit, develop the land. A feudal system was adopted with the land grants subdivided into parcels and leased to settlers.

In the 1680s Robert Livingston, an emigrant from Scotland, acquired approximately 2,000 acres on the east side of the Hudson River in the vicinity of Roeloff Jansen's kill and another 600 acres on the New York/Massachusetts border. He then applied for, and received, a royal patent for the two parcels of land and everything between them. Thus the 160,000-acre Livingston Manor was created and the title "Lord" was conferred upon Livingston. The tenants on Livingston Manor paid their rent in the form of wheat which the landlord then sold or traded for income. Many of the tenant farmers on the manor were German refugees who had arrived in the second decade of the eighteenth century from the Palatinate provinces of the Rhine. They came to Livingston Manor because Robert Livingston had volunteered to provide (for a fee) land and support for refugees who Queen Anne of England was sending to the provinces in return for labor to produce naval stores. The town of Germantown, north of Clermont, was the community the refugees established.

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Livingston Manor functioned as a political entity within the colonial government. The distinction between the jurisdiction of the manor and that of the county was vague and the lord and his family enjoyed tremendous power.

Livingston Manor remained intact until Robert Livingston's death in 1728. Philip, Livingston's eldest son, received the bulk of the estate and the title "lord." Thirteen thousand acres in the southern part of the estate were left to his second son, Robert (1688-1775), who built his country home on the Hudson and named his estate Clermont. Robert, an established businessman in New York City, continued to live in the city until 1743 at which time he moved to Clermont to oversee his inheritance. The estate next descended to his son, Robert Robert Livingston (1718-1775), who was known as the "Judge" because he had served as a colonial supreme court judge. Judge Livingston played a prominent role in objecting to the unjust land taxation imposed upon the Colonies by George III and thereby positioned the Livingston family with the rebels rather than the American Tory aristocracy in the years preceding the Revolutionary War. The Judge's son, Robert Livingston (1747-1813), a prominent lawyer, inherited Clermont Manor and continued to oversee the tenant farms. It was during his occupancy that the tenanted portion of the original 13,000-acre manor was incorporated into the town of Clermont in 1787. Robert R. Livingston became chancellor of New York State and, among many notable achievements, was a member of the committee that drafted the Declaration of Independence. In 1789 he administered the presidential oath to George Washington. As Thomas Jefferson's minister of France, he conducted the negotiations which resulted in the Louisiana Purchase in 1803. Chancellor Livingston is also well known for assisting Robert Fulton in the development of the steamboat.

Following the death of the Chancellor in 1813, Clermont Estate, the western portion of the Clermont Manor, was, for the first time, subdivided. His daughters Margaret Maria and Elizabeth Stevens each inherited portions of the riverfront property. Elizabeth, who received the northern section of the original Clermont Estate, married her cousin Edward P. Livingston, who gained distinction for his services as state senator and lieutenant governor of New York State. Margaret Maria was married to Robert L. Livingston, another distant cousin. The further sub-division of the estate continued after the deaths of the Chancellor's daughters. It is the estates of these heirs which comprise the Clermont Estates Historic District (National Register listed: May 7, 1979).

Clermont Manor, too, was undergoing a period of transformation during the early to mid-nineteenth century. The heirs of the Chancellor began selling to the farmers many of the farms which had for nearly a century been tenant farms. This transfer of land ownership, coupled with the subdivisions among the Livingston heirs, further undermined the once powerful feudal system of the original manor and provided the impetus for the development of the town of Clermont. Despite the growth of the town and the many changes that resulted from the shift to private property ownership, the community remained predominantly agrarian. Commercial and industrial ventures remained conspicuously absent. Much construction of new buildings and restoration of existing structures occurred during this period of transition and the majority of the individual components included in the present nomination date from this period.

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Most of the architecturally and historically significant structures in the town of Clermont are closely associated with the Livingston family of the Clermont Estate and its subsequent sub-divisions. The oldest and most significant structure included in the present nomination is the Bouwerie, a pre-Revolutionary War farm complex built for Dick Wesslse Ten Broeck of Albany. Ten Broeck was active in the political affairs of Albany and was a business manager on the Livingston Manor. In 1694, shortly after the creation of the manor, Ten Broeck purchased 1200 acres along the Roeloff Jansen Kill from the first lord of the manor. He built a house, and his grandson and namesake built the imposing brick residence nominated here. This outstanding example of Georgian architecture is the only extant one of its type, period and style in Clermont and one of the very few in the entire region.

Federal style residential architecture is represented in the Brodhead House. Built c.1795, the structure served as a home for Dr. Thomas Brodhead as well as his office, a medical school and a residence for the medical students. Brodhead, a prominent physician served as the vice-president of the Columbia Medical Society, created in 1806. Dr. Brodhead was an associate of Dr. William Wilson, a manager of Livingston family interests, who lived across the Post Road.

Two outstanding examples of Greek Revival residential architecture are included in the nomination. The Coons House is a Greek Revival style residence which was built in the 1840s adjacent to the Livingstons' estate houses and bears a noticeable, yet undocumented, association with them. Hickory Hill, isolated from Buckwheat Bridge Road on its wooded 14.6 acre site, was built in 1859. It embodies the distinctive characteristics of a late, romanticized interpretation of the Greek Revival style. A prominent pedimented gable end and a two-story front portico distinguish this mid-century residence.

All of the public buildings included in the nomination can be associated with the Livingston family. The most notable structure is St. Luke's Church, an outstanding example of rural ecclesiastical architecture. Designed by the renowned architect Richard M. Upjohn (son of Richard Upjohn), the Gothic Revival style church features an elaborate frame bell tower and an ornate bargeboard. Characteristic of the Upjohns' designs and of the Gothic Revival style, the church has a steeply pitched gable roof and board and batten siding. Its parsonage on Buckwheat Bridge road is a distinctive example of picturesque architecture and exhibits unique sawn details.

The second ecclesiastical structure included in the nomination is Clarkson Chapel. Built in c.1860, the frame church with board and batten siding is a distinctive example of rural ecclesiastical architecture designed in the Gothic Revival style.

The Clermont Academy, now a community center, was originally a secondary school built in 1834 by the Livingstons. It served for many years as a focal point for education and continues to function as a center of social and educational activities. The intact well-preserved structure is a typical example of early nineteenth century Federal style civic architecture.

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Together the nine properties included in the Clermont Multiple Resource Area illustrate an important period in the development of a rural agrarian community in the Hudson Valley. The largely intact, late eighteenth and nineteenth century structures retain substantial integrity and original decorative detail and, as such, leave a record of the taste and influence of the Livingston family and a local gentry which consisted mainly of doctors and clergymen.

# 9. Major Bibliographical References

see continuation sheet

# 10. Geographical Data

Acreage of nominated property 12480 (MRA), see inventory forms for acreage of ind. properties

Quadrangle name Saugerties, Clermont

Quadrangle scale 1:24,000

UTM References see continuation sheet

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

## Verbal boundary description and justification

The boundary of the multiple resource area follows the incorporated limits of the town of Clermont. The boundaries of the individual properties being nominated are found on the tax maps included with this nomination.

List all states and counties for properties overlapping state or county boundaries

NA

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

# 11. Form Prepared By

also see continuation sheet

name/title Neil Larson

organization NYS Office of Parks, Recreation & Historic Preservation date August 1983

street & number Agency Bldg. 1, E.S.P. telephone (518) 474-0479

city or town Albany state New York 12238

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Commissioner

date 8/18/83

For NPS use only

I hereby certify that this property is included in the National Register

See Continuation Sheet for Justings

date

Keeper of the National Register

Attest:

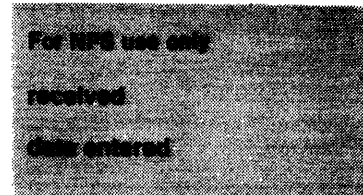
date

Chief of Registration



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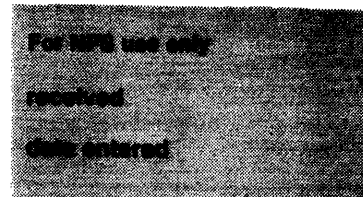
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This nomination was prepared with the technical, writing and editorial assistance of:

Nancy Todd  
38 Saratoga Dr.  
Scotia, NY 12302

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Multiple Resource Area  
Thematic Group

dnr-11

Name Clermont Multiple Resource Area  
State New York

*Cover*

*accept 10/7/83*

Nomination/Type of Review

Date/Signature

- |     |                         |                                     |                      |                              |
|-----|-------------------------|-------------------------------------|----------------------|------------------------------|
| 1.  | Bouwerie                | Entered in the<br>National Register | <i>for</i><br>Keeper | <i>Delores Byers</i> 10/7/83 |
|     |                         |                                     | Attest               | _____                        |
| 2.  | Brodhead, Thomas, House | Entered in the<br>National Register | <i>for</i><br>Keeper | <i>Delores Byers</i> 10/7/83 |
|     |                         |                                     | Attest               | _____                        |
| 3.  | Clarkson Chapel         | Entered in the<br>National Register | <i>for</i><br>Keeper | <i>Delores Byers</i> 10/2/83 |
|     |                         |                                     | Attest               | _____                        |
| 4.  | Clermont Academy        | Entered in the<br>National Register | <i>for</i><br>Keeper | <i>Delores Byers</i> 10/2/83 |
|     |                         |                                     | Attest               | _____                        |
| 5.  | Coons House             | Entered in the<br>National Register | <i>for</i><br>Keeper | <i>Delores Byers</i> 10/7/83 |
|     |                         |                                     | Attest               | _____                        |
| 6.  | Hickory Hill            | Entered in the<br>National Register | <i>for</i><br>Keeper | <i>Delores Byers</i> 10/7/83 |
|     |                         |                                     | Attest               | _____                        |
| 7.  | Old Parsonage           | Entered in the<br>National Register | <i>for</i><br>Keeper | <i>Delores Byers</i> 10/7/83 |
|     |                         |                                     | Attest               | _____                        |
| 8.  | St. Luke's Church       | Entered in the<br>National Register | <i>for</i><br>Keeper | <i>Delores Byers</i> 10/7/83 |
|     |                         |                                     | Attest               | _____                        |
| 9.  |                         |                                     | Keeper               | _____                        |
|     |                         |                                     | Attest               | _____                        |
| 10. |                         |                                     | Keeper               | _____                        |
|     |                         |                                     | Attest               | _____                        |