

562513

(Expires 5/31/2012)



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 COPELAND CARRIAGE SHOP
other names/site number COPELAND CARRIAGE SHOP & LATCHER MACHINE SHOP
name of related multiple property listing N/A

Location

street & number NORTH SHORE ROAD not for publication
city or town BEECHER HOLLOW (TOWN OF EDINBURG) vicinity
state NEW YORK code NY county SARATOGA code 091 zip code 12134

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

Roger Daniel Wulz Signature of certifying official/Title Date 4/9/2018

DSHPP
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): _____

Alexis Abernethy Signature of the Keeper Date of Action 5/25/18

COPELAND CARRIAGE SHOP

SARATOGA CO., N.Y.

Name of Property

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
2	0	structures
0	0	objects
4	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION:

Manufacturing facility

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

Materials

(Enter categories from instructions.)

foundation: STONE, BRICK

walls: WOOD CLAPBOARD/FITTED BOARD

roof: METAL

other: GLASS, METAL

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Narrative Description

Summary Paragraph

The Copeland Carriage Shop, located in the Beecher Hollow hamlet of the Town of Edinburg, is a rare surviving small-scale rural manufacturing building located in Saratoga County, New York. Likely built around 1830 for brothers Arad and Leonard Copeland, and by all indications as an addition to an earlier carding mill that is no longer extant, this distinctive timber-frame building consists of a story-and-a-half main block and a small one-story ell. The building is located immediately downstream from a former mill pond situated alongside Beecher Creek, from which it drew its hydraulic power; this watercourse flowed eastward to its confluence with what was at one time the Sacandaga River, which was dammed in the 1920s to create present-day Great Sacandaga Lake. Just below the site, to the east, is a picturesque 20-foot waterfall which aptly bears the name Copeland Falls. The principal gable-front elevation of the main block faces northwards towards North Shore Road and is situated in close proximity to it. In spite of the fact that the nominated edifice was erected to serve a straightforward industrial purpose, the main block's façade features a broad, classically inspired enframing that accommodates the first and half-story fenestration, culminating in a distinctive Palladian-inspired motif on the upper level. Paneled double-leaf doors, situated at grade and at half-story level, provided access to the interior—the upper doors corresponded with a ridge-mounted hoist which allowed materials to be conveyed from grade to the half story—and these are framed at the lower level by six-over-six wood sash with paneling below and above by nine-over-six sash. As for the ell which extends from the main block's west wall, its north façade is flush with that of the main block and is punctuated by a door and a small window. Behind the building, to the immediate southwest, is the remnant of the stone dam which impounded water immediately upstream and, although it has been breached, it nevertheless remains partially in place; to the east of the building is a foundation and flat expanse that at one time accommodated a second frame gable-roofed block which has since fallen away, leaving only the main block and west ell and a smaller storage shed. Historic images suggest the no-longer extant east block may have been the earlier carding mill, based on its orientation and proportions. The nominated site therefore consists of the main block and ell, the remains of the dam, the foundation of the east block, and a small frame storage building which is banked into the site with at-grade access from the south-facing elevation. All are contributing features of this nomination (two contributing buildings; two contributing structures). A short distance to the south of the nominated property is a small covered bridge, known familiarly as the Copeland covered bridge (S/NRHP-listed, 1998), which was built in 1879 to replace an earlier bridge washed out by a freshet. This bridge was constructed to allow Arad Copeland, who lived nearby, to access those lands of his which were located on the opposite south side of the creek; it is a queen-post truss construct and by all indications the last extant nineteenth-century covered bridge in Saratoga County. The nominated parcel includes .42 acres of land and is currently owned by the Edinburg Historical Society, which has stabilized the building since its acquisition in 2005.

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Narrative Description

Location & Setting

The Copeland Carriage Shop is located in the historic Beecher Hollow section of the Town of Edinburg and is one of a number of historic buildings and structures which remain to chronicle this rural Saratoga County hamlet's distinctive history and nineteenth century development; two of these, in addition to the Copeland covered bridge, have been previously S/NRHP designated.¹ The nominated building is situated on the south side of North Shore Road, east of that road's intersection with Military Road and north of Northville Road, the latter which provides communication between Northville to the west and Batchellerville to the east, on the opposite, east shore of Great Sacandaga Lake. Although this stretch of road was once populated by a number of water-powered industries, which collectively presented as a string of manufacturing interests along the course of the creek and the impoundments constructed to harness its power, most of these have since fallen away; today the site is characterized by the inherent picturesque beauty of the adjacent water course, which flows through the breched mill dam and over a waterfall as it continues eastward, under a dense canopy of hemlocks and other tree species. East of the nominated property, downhill and on the north side of North Shore Road, is located a cluster of houses, one of which, a brick two-story dwelling of distinctive Federal-style lines, was at one time the home of Arad Copeland. The nominated parcel and its related features are situated at a prominent bend in the road where it arcs gently to the north, all while descending towards the east shore of Great Sacandaga Lake, which lies a short distance further to the east. Contained within the boundary are the building and three related ancillary features.

Construction Overview

The main block of the Copeland Carriage Shop is a story-and-a-half construct with gable-front orientation that was constructed with a square-rule timber frame with major structural components formed of sawn and hand-hewn hemlock. The open first-floor plan is spanned by a series of queen post trusses which are aligned with the bents, and together these constitute the building's principal structure. Wrought-iron straps were applied over the intersection of the queen posts and upper tie beams; the latter extend beyond the outside face of the posts to receive purlins, these serving as a mid-span bearing for the sawn roof rafters, between the top plates and their apex, where they are nailed to a ridge board. The posts which correspond with the bents rise a few feet above their corresponding tie beams, thereby creating a low knee-wall and with it more headroom at half-story level. Three of the four elevations lack intermediate studding between the bents and instead were sheathed with thick vertical wood boards with apertures being cut in this sheathing for doors and windows; historic images confirm this boarding was left exposed on at least two of these elevations. However, the north-facing façade is studded in order to accommodate the building's elaborate frontispiece and clapboard siding. These boards rise to just below top plate

¹ Eli & Diadama Beecher House (S/NRHP, 2015); Barker General Store (S/NRHP, 2002).

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level, where they are nailed into a horizontal girt, and immediately below a horizontal board located at eave's level. Some areas of the building retain lathing for ceiling and walls, though much of the plaster has since fallen away. Two periods of lathing are clearly evident; at first-floor level there is both earlier split-board and later circular-sawn ceiling lath and lime-stained horizontal wall boards which were once plastered; an upstairs room on the south side of the plan retains split-board lath while the remaining space was left unfinished with exposed framing. A large cast-iron stove remains at first-floor level and provided heat in what was otherwise an unheated space. The wood window sash is of either a six-over-six or nine-over-six type with standard nine-inch by seven-inch panes and narrow muntin profiles. Floors are laid with wide board hemlock plank. There is a cramped unfinished basement below the main block, the sills of which rest on a mortared stone foundation which includes some stones of considerable scale; stone piers, some of which incorporate brick, provide intermediate bearings for the floor framing. Still in situ are two ceiling-mounted pulleys which conveyed the power from a hydraulic pit turbine to the interior machinery by means of belts. As for the ell, it is a small timber-frame construct with wide plank floors and was built immediately above grade without a basement or crawl space.

Exterior

The façade of the main block is conspicuous for the well-composed architectural character of the tiered and symmetrical surround which forms a decorative enframing for this elevation's fenestration. This feature frames two sets of double-leaf doors, one pair each at first and half-story level, with flanking windows (six-over-six sash at lower level, with vertical panels below and one-piece batten shutters; nine-over-six sash above). Each of these doors is five-paneled, with two horizontal lower panels and three vertical panels above; the lower pair is flat headed, while those above are arched so as to conform with the surround above. Those at grade swing inward while those above are of the sliding type with small cast-iron wheels. The lower treatment consists of four pilasters with simple capitals which frame the door and windows and which sustain a simple frieze with paired brackets situated in the vertical plane above the pilasters. The upper casing is more elaborated and takes the form of a Palladian motif, and at that level the pilasters and capitals, aligned with those below, give way to a simple cavetto-type cornice, the elliptically arch of the center bay springing from the two interior sets of pilasters, which are echoed by a second set of pilasters which correspond with the door jambs. A raking frieze is carried through the upper portion of this entrance motif and the cornice is boxed; narrow boards trim the corners. Siding is wood clapboard. As for the corresponding elevation of the ell, it has an offset window with corresponding shutter and a board-and-batten entrance door, both with simple casings and drip caps, and like the main sections it is clapboarded.

The east flank elevation of the main block features asymmetrical fenestration consisting of three windows, each fitted with six-over-six wood sash, and a wide door, which features five narrow horizontal panels with applied

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mouldings. The windows all have corresponding shutters like those on the façade and plain casings. The frame on this side of the building consists of both an area of clapboard—south of the southernmost window opening—while the balance of this elevation is fitted with fitted boards. As for the rear, or south, elevation, which rises in close proximity to the creek, it presents as an unadorned clapboard-sheathed expanse with windows situated at first and upper-story level, in addition to a door located near the southeast corner. There are two six-over-six windows corresponding with the main floor and three above, the additional window being centered below the ridge; the outer windows are hung with nine-over-six sash while the center one has six-over-six sash. All have plain casings and drip caps.

The west elevation consists of the blind gable end of the ell and that portion of the main block which is visible above the ell's gable roof or which otherwise projects southwards beyond it. The cornices of the ell are boxed and on the gable end have blocky, unarticulated returns. As for the section of the main block which extends to the south, it has two six-over-six windows with corresponding shutters which bring natural light into the main section in addition to a door, located below the southernmost window at basement level, which allows access to that unfinished portion of the building. The door, which swings inward over a stone threshold, is of a five-panel type.

Interior

From the doors which open into the main block from the road, the full volume of the first floor is visible, this open plan being in part facilitated by the truss system visible at half-story level, the lower chords of these trusses being expressed given that they extend downward beneath the level of the ceiling finish; it appears that their corresponding posts were also expressed and projected beyond the plane of the plaster wall finish. Both the expressed beams and posts may have been cased originally with wood boards, as was characteristic of this period. The flooring is consistent from front to back and consists of thick and well-worn hemlock boards which are unpainted. The south and west interior wall surfaces consist of short lengths of fitted wood boards to which lath and plaster was directly applied; most all of this has fallen away, leaving only the pattern of lime staining. The east wall is largely fitted with horizontal boards; however, some plaster on lath finish remains near the northeast corner, having been partially concealed behind a later studded-out board wall. A portion of the east wall south of the side door has plain wood shelving affixed to vertical studs. At least two generations of plaster ceiling finish are evident; all but a small area consists of split-board lath with what remains of the plaster keys that held the ceiling to the lath, the balance (near the north doors) being circular-sawn and later than the split-board finish, which is presumed to be the original. In addition to the batten door located at the southeast corner there is additionally a second door of this type which provides communication with the wing; it is narrowly proportioned and has a simple casing with small beaded inner edge. The main doors, which are unpainted inside, were hung on cast-iron strap hinges with

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corresponding pintels. As for the ell, it is unfinished and consists of thick planking flooring and the expression of its timber-frame and vertical board sheathing. The roof frame has been largely rebuilt with dimensional lumber.

The upper story of the main block is unfinished save for a room on the south side of the plan, which had plaster on lath applied to the knee walls and along the rake of the rafters to the level of the collar ties, with the upper flat portion of the ceiling being affixed to the undersides of the ties. In this area of the building some plaster finish survives, the balance having fallen away to expose the split-board lath substrate. It is not known why this room was finished while the remainder of the upper level was not, though mobility in the remaining portion to the north is hampered by the queen posts of the trusses and their corresponding down braces and tie beams. The simple finished casings used on the windows here was in all likelihood the same which was employed for the windows on the floor below, none of which retain their original finish treatment. There is additionally a narrow and now-enclosed portal at the southeast corner that presumably allowed for communication of some nature with the now-lost east wing.

East Block Foundation (ca. 1827; 1 contributing structure)

This foundation is particularly evident when viewed from the southeast creek-side, where both its footings and main inward-canted wall are visible. Both were formed of locally sourced rubble stone bedded in mortar.

Storage Shed (ca. 1850; 1 contributing building)

The storage shed is a small frame construct with a gable-front orientation and was built into a banked site east of the main block. The north wall, where the building abuts the sloping grade of the site, is formed in large measure of a mortared rubble stone wall. The frame consists of sawn posts and studs which, along with the rear stone wall, support the top plates and roof frame, which consists of sawn rafters nailed into a ridge board. A loft was provided for by timbers framed into open mortises on the front and rear plates. Exterior sheathing consists of weathered wood boards and a similarly weathered standing-seam metal roof. The rafter ends are expressed on the side elevations.

Mill dam (last rebuilt 1882; 1 contributing structure)

The dam was laid up with large roughly dressed stones, rectangular in shape, to a suitable height. The center of the dam has been breached but the outer sections of the walls remain in situ. A penstock located on the north side of the creek powered the building's turbine.

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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

INDUSTRY

Period of Significance

ca. 1830- 1916

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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)

The cited period of significance, ca. 1830-1916, is initiated with the building's construction, is carried through the Copeland and Latcher periods of usage, and terminates with the end of Latcher's use of the building, since time the building has been unoccupied.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph

The Copeland Carriage Shop is a remarkable survivor of a small-scale rural manufacturing building in the Beecher Hollow hamlet of the Town of Edinburg, Saratoga County, New York. Erected by all indications in the early 1830s for brothers Arad and Leonard Copeland, natives of Vermont who settled in this part of Saratoga County in the later 1820s, the building functioned for a half-century as a wagon and sleigh shop, and it continued in this use under Arad Copeland's ownership into the 1880s. Following Copeland's death in 1884, the building was used by his son-in-law, John W. Latcher, a Swiss-born machinist and patent inventor, and it continued to serve Latcher's needs until his own death in 1916. Since the cessation of its use as Latcher's machine shop, no manufacturing activities have been staged there and the building has largely sat vacant for the last century. The nominated building was erected on the site of a carding mill constructed in 1817 by Eli Beecher, for whom the hamlet and adjacent watercourse take their name, and that earlier edifice was part of the complex for a time, as depicted in historic images; the earlier section no longer remains, and neither the date nor circumstances of its loss are presently known. Today the site consists of the ca. 1830 building and an attached ell, in addition to a smaller storage building and the remains of the stone mill dam. These resources collectively remain to chronicle the site's use by the Copeland-Latcher family between ca. 1830 and 1916. The building is being nominated in association with NRHP Criteria A, in the area of Industry, given its longstanding historic use as both a wagon and sleigh shop and later yet as a machine shop. It is additionally being nominated under Criterion C, in the area of Architecture, as a representative example of a small scale timber-frame industrial building, the façade of which was fully developed in a late Federal style manner culminating in a broad Palladian motif. It is being nominated to the NRHP at the local significance level.

Historical Context

The Town of Edinburg was settled in the years immediately following the conclusion of the American Revolution. It was situated among the western tier of towns that compose Saratoga County in what was the Sacandaga River Valley, an area later transformed and reordered by the creation of Great Sacandaga Lake during the 1920s. The region's abundant water power potential and impressive native stands of pine and other wood species made it appealing to settlers. Some expanses of fertile farmland were also to be found, particularly in lowland areas, but as noted by author Nathaniel Sylvester in his county history, "the town is not favorable to agriculture, and general farming is only limited in extent."² Edinburg contains within its current bounds portions of three significant land patents, those being a tract granted to John Glenn and associates; a part of the Northampton Patent; and a 4,000-acre tract granted in 1760 to Philip Livingston and others. Salient details relative to the Edinburg's early settlement remain unclear, a point noted by Sylvester: "Of the very earliest pioneers but little can be ascertained. The distance

² N.B. Sylvester, *History of Saratoga County, New York* (Philadelphia: Everts & Ensign, 1878), 375.

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of time obscures the memory, and the drop-curtain of death shuts down and out of view.”³ By Sylvester’s account the earliest known Edinburg settler was Abijah Stark, a nephew of General John Stark of Revolutionary War fame. A Massachusetts native, Stark arrived there in 1787, at which time “the country was an almost unbroken wilderness.”⁴ Stark settled on the east side of the Sacandaga River and is credited with sowing the first wheat cultivated in the town. Other early settling families in the area included members of the Bass, Anderson, Randall and Westcot families. The Partridge family came from Connecticut in 1795 and, like the Starks, settled in the Northampton patent, joined soon thereafter by members of the Gaylor, Ranney, Trowbridge, Sprague and Davis families. Other pioneers populated the western part of the town, among them the Cheadle, Downing and Hill families. Isaac Denning erected the town’s first grist mill, constructed with hewn log walls ca. 1793-1800, on the north bank of Beecher’s Creek. John Sumner, a native of Connecticut, built the first saw mill in 1800 on the course of Batcheller’s Creek.⁵

Eli, or Ely, Beecher (1778-1865) came to what became Beecher’s Hollow in 1802. Both the hamlet and water course that traverses it came to bear his family’s name, a clear indication of the imprint he left upon that locale’s early development. Beecher arrived there from nearby Fish House, where he was engaged in a commercial enterprise with John Fay, and while there he married Diadama Westcott (1787-1872), a native of Massachusetts. Sylvester portrayed Beecher as possessed of qualities that made him successful in business endeavors: [he was a] “very stirring, energetic and clear headed business man...his ventures were generally well planned and successful.”⁶ Beecher capitalized on a period of development in a newly settled area that had been a veritable frontier just a few years earlier, and he proved a pivotal figure in establishing the hamlet’s manufacturing and commercial interests, upon which the outlying areas relied. As noted by Sylvester in 1817, it was voted to hold the next town meeting “in Ely Beecher’s barn,” while in 1822 they instead gathered “in Ely Beecher’s wood-house.”⁷ The following overview is drawn from Sylvester and speaks in part to Beecher’s preeminent position in local matters, as well as the personal tribulations he and wife Diadama faced in relation to the premature deaths of their many children:

[Beecher] bought the Isaac Denning grist-mill, and built a store a little northwest of the present store occupied by T.D. Yates... He also purchased the Ellithorp distillery, which stood on the site now occupied by Cameron’s tannery. In 1808 he owned the first carding-mill. This was afterwards, in 1817, replaced by a larger one, but the business declined, the machinery was disposed of, and the building is now used as a cabinet-shop. In 1827 he built the present brick grist-mill on the site of the old one. In 1825 he built the present store. He was quite prominent in town politics, and was supervisor seventeen years, and served in several other offices.

³ Ibid., 369.

⁴ Ibid.

⁵ Ibid., 369-70.

⁶ Ibid., 370.

⁷ Ibid., 373.

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His family consisted of eleven children, all of whom are numbered with the dead. He has but three living descendants bearing his name... Beecher's creek and Beecher's Hollow were named after this pioneer, and perpetuate his name and fame. He died in 1865, at the age of eighty-eight, full of years, honored and respected by his fellow-townsmen.⁸

During the first decades of the nineteenth century, and in part due to Eli Beecher's efforts, Beecher's Hollow became a location which sustained a number of small water-powered industries, these taking advantage of the steep fall on Beecher's Creek as it descended on an eastern route to its confluence with the Sacandaga River. The creek was dammed at two points and alongside the impoundments thus created were situated a series of small-scale and characteristic rural early nineteenth century industries, among them a saw mill, a grist mill and a carding factory for the processing of wool. In 1828 two brothers, Arad and Leonard Copeland, natives of Guilford, Vermont, arrived in Beecher's Hollow by way of nearby Day, Saratoga County. That October the Copeland brothers purchased from Eli Beecher a parcel of land which straddled the creek, inclusive of the carding mill rebuilt in 1817 and the saw mill situated below the present-day covered bridge.⁹ The Copelands, who were skilled carpenters and metal workers, transformed the former Beecher carding mill into a small factory which manufactured carriages and sleighs, among other items, and it is presently thought that they erected the present building sometime soon thereafter, as an adjunct to the existing carding mill. Historic images chronicle what is believed to have been this earlier 1817 section, which sat immediately to the southeast of the existing building; it is not known when, or how, it was lost. The Copelands carried on their business at this location into the post-Civil War period, although in time Leonard Copeland left Beecher's Hollow and removed to Wells, New York, leaving Arad to carry on the business as sole proprietor.

Edinburg historian Priscilla Edwards has closely studied the various mill enterprises which were located in Beecher Hollow and also in the nearby hamlet of Batchellerville to the east. To the west of the nominated building, towards the Eli Beecher house and Barker General Store, was an upper mill pond which provided hydraulic power for the Ellithorp distillery, which was later reinvented as a tannery, an industry which relied on available supplies of hemlock to be viable. Opposite the distillery-tannery, on the north bank of the creek, was the hamlet's grist mill, the original incarnation being the log mill built in 1793 for Isaac Deming. Around 1827 a larger brick mill was constructed, probably for Beecher, and likely using brick manufactured nearby at the Trowbridge brick kiln, an important local source of this masonry material. The grist mill continued operating well into the nineteenth century, and the building itself survived until 1937, at which time it was demolished in association with a WPA-era road

⁸ Ibid., 370.

⁹ Priscilla L. Edwards, "Copeland's Carriage Shop and Latcher's Machine Shop," n.d.

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widening project.¹⁰ The Copeland's carriage shop, located where Beecher's carding mill business was previously conducted, was the next manufacturing enterprise east of the grist mill and tannery, and further to the east there were, by the 1860s, a saw mill, a chair round factory, and a machine shop.

The first quarter-century of the Copeland's Beecher Hollow manufacturing operation is not well documented, but by the mid-nineteenth century pertinent information appears in documentary sources such as state and federal census data and industrial schedules. At the time of the 1850 federal census Arad was residing in Beecher Hollow with his wife, Ann, and six children; he noted his occupation at that time as "Wheel-Wright" and claimed \$1,400 in real estate. In the 1855 New York State census, Arad Copeland was residing in a brick dwelling valued at \$800—this house, built in the early 1830s, remains extant—and he again noted his occupation as a wheel-wright. During this period the annual production of Copeland's shop consisted of six wagons and two sleighs valued at a total of \$1,000.¹¹ In 1860 Copeland again indicated his work in this area of manufacturing, his occupation noted in the federal census of that year as carriage maker, and it appears a number of his children were assisting him in this endeavor, as were two individuals—Robert Hutchinson and William Minor—who were residing in the household with the Copelands. In 1870 Arad Copeland still identified himself in the census as a carriage maker with \$3,000 in real estate and \$500 in personal estate, and five years later, at age 70, he continued to define himself as a "mechanic," a term which indicates his continued manufacturing work.

Industrial information drawn from the 1870 federal census provides some sense of Copeland's operation as it existed at that time. Arad Copeland noted that he had \$2,000 invested in his business interest, his machinery consisting of a circular saw, a jig saw, two lathes, a planer and a boring machine. The businesses material inventory at that time consisted of \$150 worth of both lumber and iron, \$25 worth of paint, \$10 worth of oil and varnish, and \$15 worth of material classified as "trimmings." He valued his custom carriage and repair work at \$930 per annum and conducted his business year-round, and during this same period paid out \$80 in wages to those whom he employed. It was also around this time that his son, George Copeland, was engaged in the manufacture of cabinetry and coffins, perhaps necessitating the construction of new buildings; by Sylvester's account in the 1878 county history, Arad Copeland erected a new blacksmith and carriage shop around 1870, presumably adjacent to the existing manufacturing interests already established.¹²

¹⁰Priscilla L. Edwards, "Did You Know That____," Beecher Creek, part 3, n.d.

¹¹Ibid.

¹²Ibid.

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Newspapers have also provided some additional contextual information, including the washing out of Copeland's dam in March 1882—"Owing to the recent rains the creek at this place overflowed its banks and the upper dam of Arad Copeland and also C.D. Butler's & Sons were torn away"—which was rebuilt by November of that year.¹³ Another news item of that year indicated that Copeland had "rented his mill and shop, recently occupied by Avery, Allen & Co., to Mr. Mitchell of Providence, who will convert it into a chair factory."¹⁴ The previous year the *Weekly Saratogian* had published a brief portrait of the Beecher Hollow community, which it noted as being "...a very nice village, where the pretty streets are all dry and neat." An inventory of the hamlet's infrastructure noted that it boasted any number of businesses and amenities, among them two hotels, two blacksmith shops, a shoe shop, a clothing store, a grocery, a dry goods store, a grist mill, a wagon shop—with an output of 15 wagons per day—a sawmill with "the largest stack of logs in the Sacandaga valley," and a large furniture store.¹⁵ Details on specific manufacturing interests, among them Arad Copeland's, were also presented, including his recent return from Albany, where he bought "six carriage painters for the purpose of doing his daily wagon work and job painting."¹⁶

With Arad Copeland's death in 1884 a new era in the building's history was initiated, for it was at that time that Copeland's son-in-law, John W. Latcher (b. 1836), who had wed Copeland's daughter Rosena, inherited the business. Latcher was a native of Switzerland who came to America with his family in 1840s; after arriving in New York City, the family moved northward into Saratoga County, where a relation, Jacob Latcher, had settled previously. While some details of his life are unclear, it is known that he worked for a time in railroad shops in Albany and also as a printer for newspapers located in New York City. At the time of the 1880 federal census, he was residing in Edinburg with his wife and four children, though five years previous he had been residing in Johnstown, Fulton County. Copeland noted his occupation in 1880 as "Solicitor Patent," and following his acquisition he reworked the former carriage factory to function as his machine shop.¹⁷ In 1889 he upgraded the existing hydraulic turbine which had previously served Arad Copeland's needs; the turbine components came to Beecher's Hollow by way of Amsterdam, New York, and given Latcher's expertise as a machinist and his skill as an innovator—he would come to hold many patents related to machinery—it may have been designed by him.¹⁸ Among those inventions he can be credited with were a number of machines used for a linoleum binding business in Northville, and he worked with a second machinist, Olaf Johnson of Northville, in the design and construction of a knitting machine. Latcher additionally serviced mill machinery in the area when necessity required or otherwise

¹³*Daily Saratogian* (Saratoga, NY), 9 March 1882; *Weekly Saratogian*, 9 November 1882.

¹⁴*Daily Saratogian*, 22 February 1882.

¹⁵"Beecher Hollow," *Weekly Saratogian*, 31 March 1881.

¹⁶*Ibid.*

¹⁷Edwards, "Copeland's Carriage Shop."

¹⁸*Ibid.*

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designed and constructed new machines when conditions required. A number of machines which were built in Latcher's Beecher Hollow shop are contained in the collection of the American Precision Museum in Windsor, Vermont, a testament to his abilities in this field.¹⁹ Among those patents which he developed in his lifetime were ones related to railroad car wheels, brakes and axles; a curry comb for grooming horses, a wash board and a machine for cutting irregular shapes. Latcher's wisdom in the realm of machinery and railroads was by all indications held in high regard, and in July 1894 he was "looking over" the proposed route of the Schenectady, Sacandaga & Northern Railroad, as portrayed in an account published in a local newspaper.²⁰

In the 1900 federal census Latcher identified himself as a machinist and he was at that time residing with his daughter, Helen, and two boarders, Helen and Carrie Buel. Among their immediate neighbors were Avery Allen, who identified himself as a miller operating the grist mill; Irving Butler, who worked in the rake factory; and Edward Quimby, a grocer. Latcher died in 1916, at which time the building ceased operations; the site had by all indications been functioning without significant interruption since Eli Beecher erected the second carding mill there in 1817, and perhaps even longer, given the 1808 carding mill enterprise that predated it. An obituary published at the time of his passing noted that Latcher "had built many machines that saved much manual labor and his going away will be much regretted as other mechanics who had got into deep water sought his advice and assistance many times."²¹

As noted by historian Priscilla Edwards, for many years there was an account which circulated locally among the Latcher and Copeland families relative to one of Latcher's designs, an 1865 patent (#46366) which lists him as the inventor of a railroad air brake. In 1869 George Westinghouse received a similar patent and shortly thereafter established the Westinghouse Air Brake Company. Nothing further is known relative to this account, as to whether or not the two men had been in communication at some point, or if Latcher had sold Westinghouse his patent.

Following John W. Latcher's death his niece, Nellie Tyrell, who was also Edinburg's first municipal historian, assumed ownership of the shop and maintained it until selling it to John Ordyk of Broadalbin, who later sold it to John Shepherd of Fish House. In 2005 it was bought by the Town of Edinburg, which transferred it to the Edinburg Historical Society, the current owner, in 2009.

¹⁹Ibid.

²⁰*The Daily Republican* (Johnstown, N.Y.), 26 July 1894.

²¹Specific source of obituary not known; courtesy of Priscilla L. Edwards.

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Architectural Analysis

The main block of the Copeland shop was presumably erected in the early 1830s in order to expand the space and capabilities of the former Beecher carding mill; the nominated building was erected as the “public face” of the complex, with the older mill situated behind it. Although the loss of the earlier block unfortunately to some extent clouds the functional relationship which these two units shared for a time, the nominated building can nevertheless be interpreted independently, both in an architectural and in a structural sense. Among the principal concerns relative to the building’s timber frame at the time it was erected was its ability to withstand the stresses placed upon it in conducting industrial activities within, which called for a system of ceiling-mounted belts and pulleys which transferred power from the building’s hydraulic power source to the shop’s machinery. The use of queen-post trusses, positioned in relation to the principal bents, not only allowed for a free-span first floor work area but these also functioned to help the frame withstand the reverberations of the belt system and additionally provided a place for mounting equipment. While a hydraulic turbine was used by John Latcher and for a time previously by Arad Copeland, it is likely that in its earlier years a more conventional water wheel was employed; hydraulic turbines were a later phenomenon developed by French and American engineers in the second quarter of the nineteenth century, and their first American appearance was in the large textile mills of New England.²²

What makes the nominated building particularly conspicuous is the architectural elaboration of its north-facing façade, which culminates in a broad segmentally arched Palladian motif within which are set the upper paired loading doors, those corresponding with a ridge-mounted hoist. It seems relatively clear that the Copelands wished to draw attention to their new business stand, which they may well have built themselves given their carpentry skills, as the level of architectural embellishment of the façade is somewhat atypical of rural industrial buildings of this size and type in the region. Historic images nevertheless suggest that the flank elevations were of more stark utilitarian conception, the vertical sheathing boards having been left exposed as they would be on a barn or outbuilding. Thus the building’s exterior presented a dichotomous character, one starkly utilitarian and the other of a more polished and developed architectural nature.

The arrival of the Copeland brothers in the later 1820s coincided with a period of stylistic change in American architecture, as the longstanding Federal style was beginning to give way to the Greek Revival, which would be felt in earnest in rural areas of New York by the mid-1830s. The aesthetic features of the façade composition, and in particular the upper story Palladian motif, narrow pilasters, cavetto cornices and thin window muntins, speak to this

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transitional period and the waning influence of the Federal taste, which would soon be challenged by evolving design concepts carried forth in new architectural handbooks published in the first years of the decade. Other character-defining features, such as the bold paneling used for the side entrance door and beneath the first-story façade windows, and the broad manner in which the cornices of the façade casing were rendered, suggest instead the first stirrings of Greek Revival influence, and these factors indicate the building was erected not long after the Copelands acquired the property from Beecher.

²²B.J. Lewis et al, "Major Historical Developments in the Design of Water Wheels and Francis Hydroturbines," IOP conference series: Earth and Environmental Science 22 (2014), 4-7.

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9. Major Bibliographical References

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

Sylvester, N.B. *History of Saratoga County, New York*. Philadelphia: Everts & Ensign, 1878.

Edwards, Priscilla L. "Copeland's Carriage Shop and Latcher's Machine Shop," Edinburg Historical Society, n.d.

_____, "Did You Know That _____," Beecher Creek, part 3, Edinburg Historical Society, n.d

Lewis, B.J. et al, "Major Historical Developments in the Design of Water Wheels and Francis Hydroturbines." IOP conference series: Earth and Environmental Science 22 (2014).

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

Acreage of Property .42 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>572975</u>	<u>4785709</u>	2	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The boundary for this NRHP nomination is depicted on the attached maps, which were drawn at a scale of 1: 24,000, 1: 12,000, and 1: 4,000; all maps are entitled "Copeland Carriage Shop, Edinburg, Saratoga Co., NY."

Boundary Justification (Explain why the boundaries were selected.)

The boundary reflects historic circumstances and includes only that land associated with the current legal tax parcel, which is .42 acres in extent, and which includes the mill site inclusive of the historic-era buildings and adjacent mill dam. No additional or buffer land has been included within the boundary.

11. Form Prepared By

name/title William E. Krattinger

organization NYS Division for Historic Preservation date February 2018

street & number PO Box 189 telephone (518) 268-2167

city or town Waterford state NY zip code 12188

e-mail William.Krattinger@parks.ny.gov

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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.)

Photographs:

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

- 001 EXTERIOR, view looking southwards towards principal elevation of main block and wing
- 002 EXTERIOR, view looking roughly west showing east elevation of main block
- 003 EXTERIOR, view looking east showing west elevation of main block and south elevation of wing
- 004 EXTERIOR, detail view showing windows, shutters and Palladian-inspired enframing
- 005 EXTERIOR, detail view of paneled door, east elevation
- 006 INTERIOR, first floor, view looking to northeast from side door, main block
- 007 INTERIOR, first floor, view looking to north through principal façade doors, main block
- 008 INTERIOR, first floor, view towards southeast corner
- 009 INTERIOR, main block, half story, view of wall construction
- 010 INTERIOR, main block, half story, view of timber truss
- 011 INTERIOR, main block, half story, view looking northward towards upper loading bay
- 012 INTERIOR, main block, half story, detail view of scarf joint and strapping of timber truss
- 013 INTERIOR, main block, half story, view of finished room on south side showing window and plaster work
- 014 INTERIOR, wing, view looking towards northwest corner showing timber frame walls and later roof frame
- 015 EXTERIOR, foundation of presumed earlier carding mill
- 016 EXTERIOR, stone and frame shed, view looking roughly west
- 017 EXTERIOR, breached mill dam, view looking roughly west

Property Owner:

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

name Edinburg Historical Society
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.).

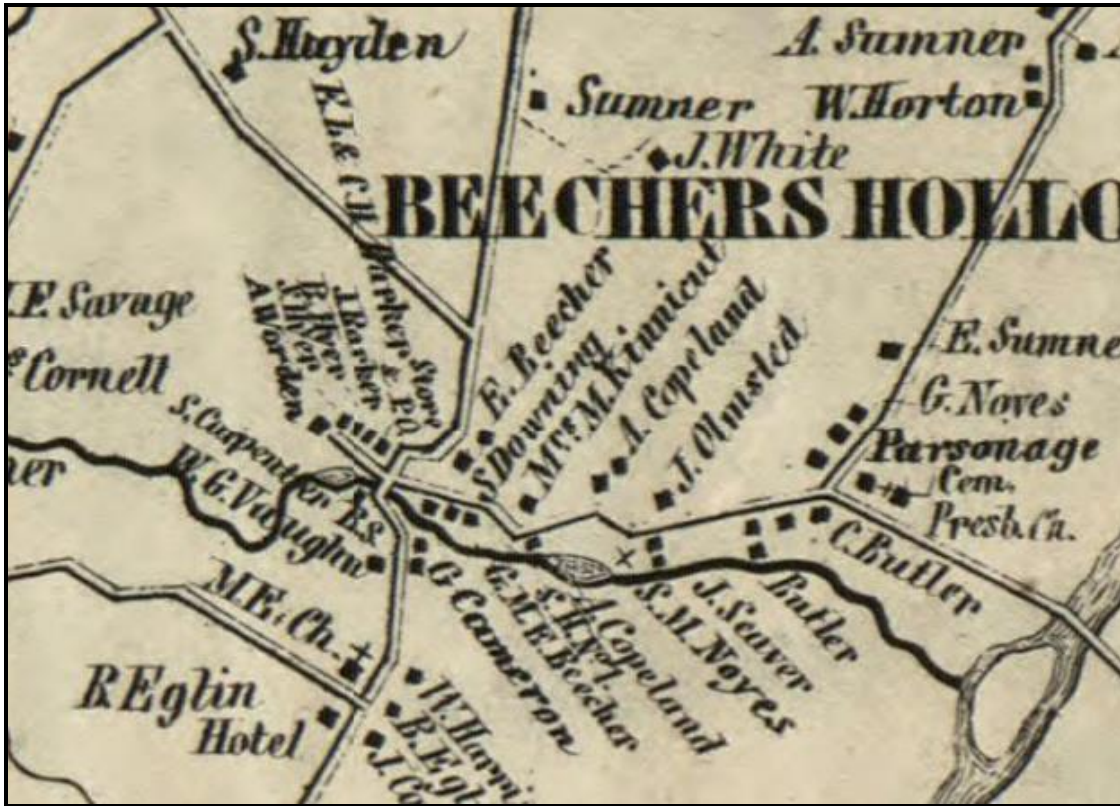
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to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

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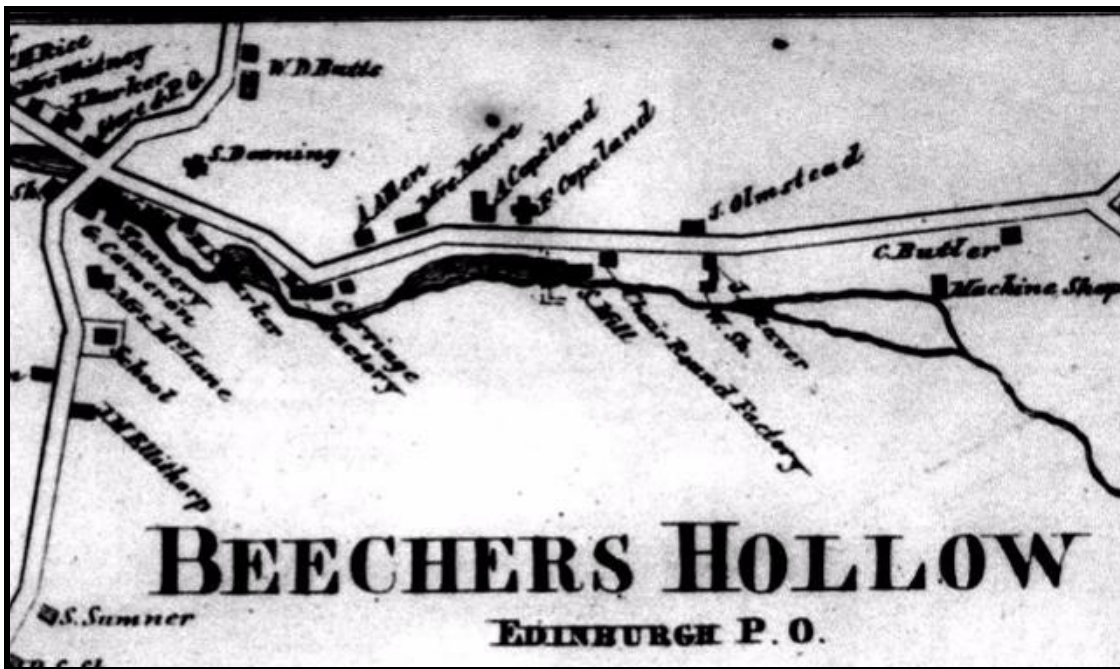
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ABOVE, 1856 Geil map of Saratoga County; BELOW, 1866 Stone & Stewart Atlas map



COPELAND CARRIAGE SHOP

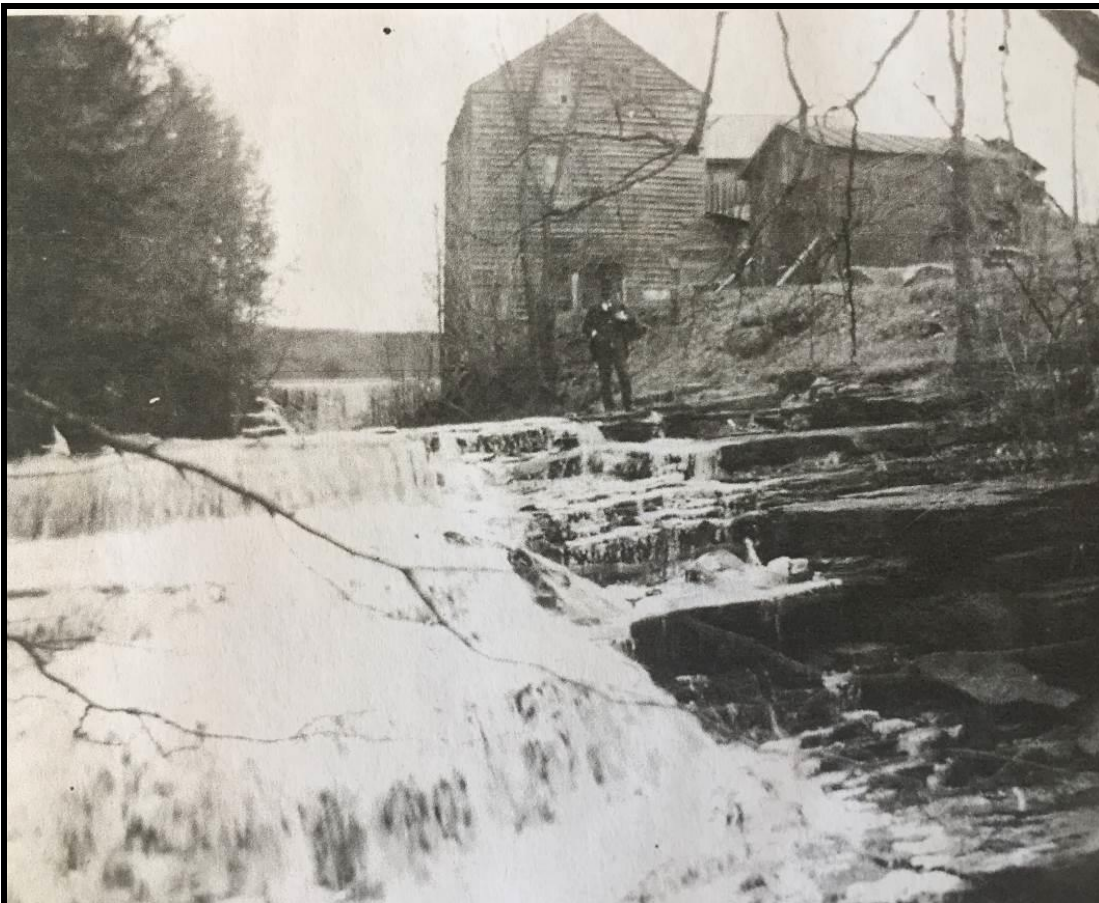
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ABOVE & BELOW, historic images of the building as viewed from the west and immediate east. These depict the presence of the no longer extant east block, which was likely the earlier Beecher carding mill. The upper left image and that below additionally confirms that the side elevations and presumably the rear were finished for a time with vertical boards and lacked the clapboard siding used on the facade.

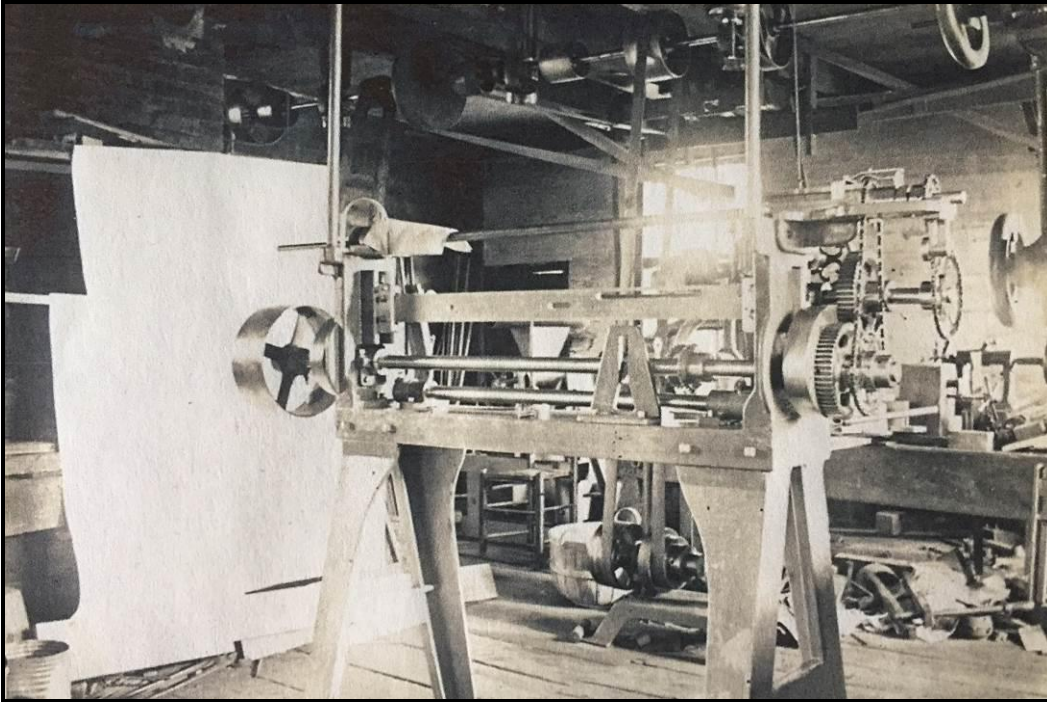


COPELAND CARRIAGE SHOP

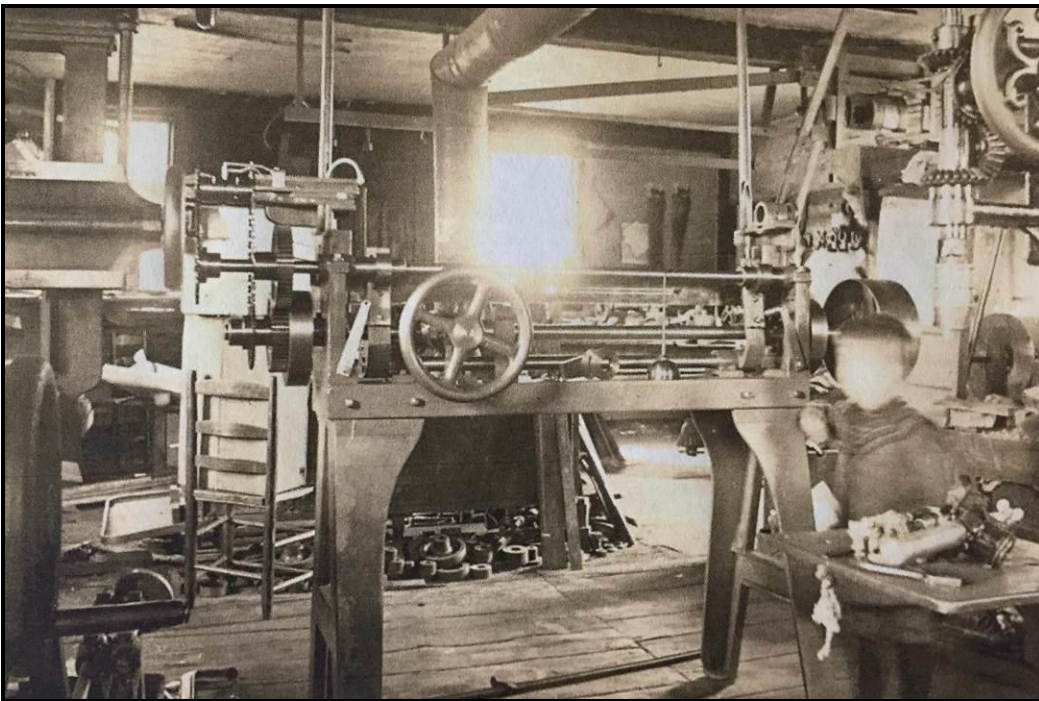
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ABOVE & BELOW, interior during John W. Latcher's occupancy

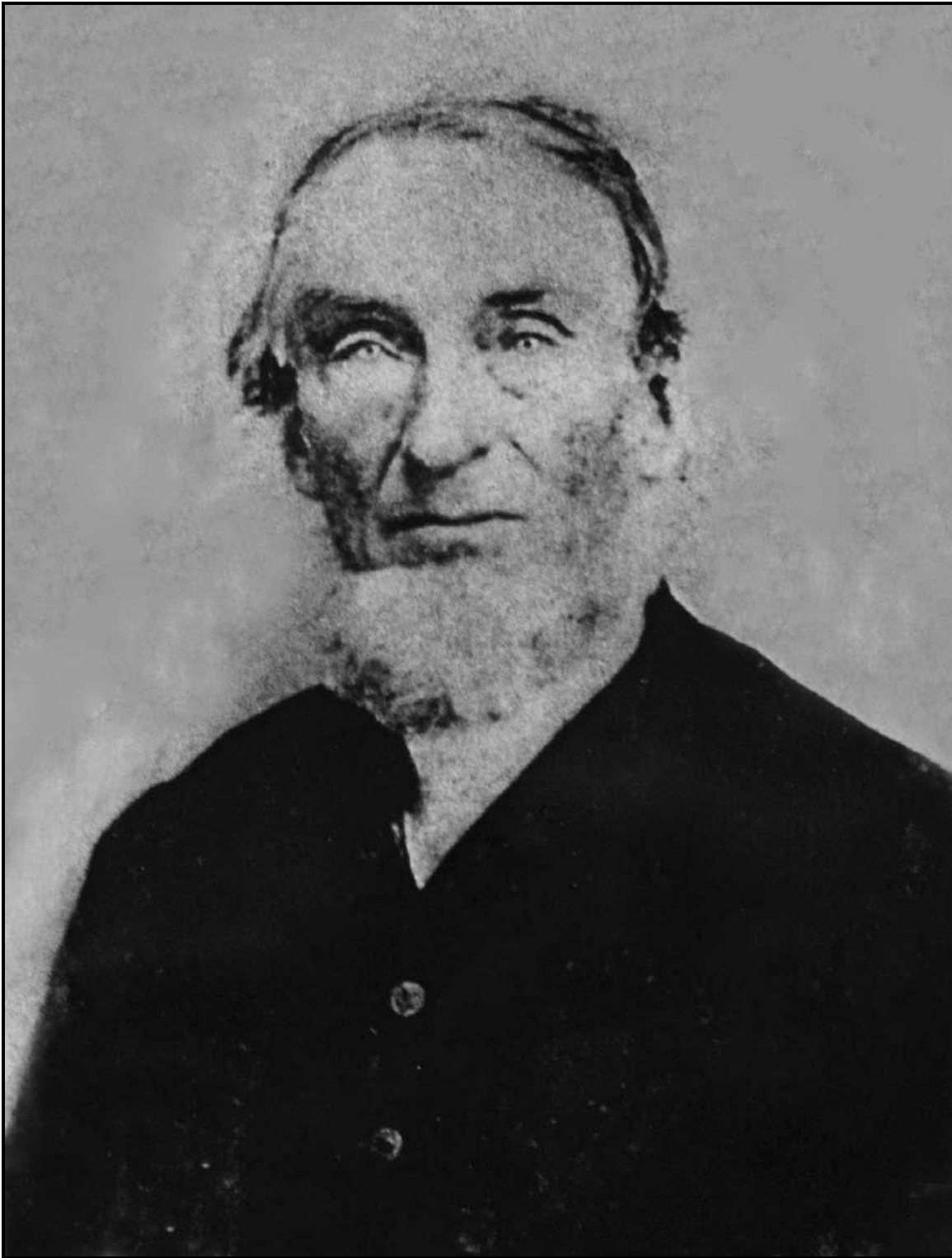


COPELAND CARRIAGE SHOP

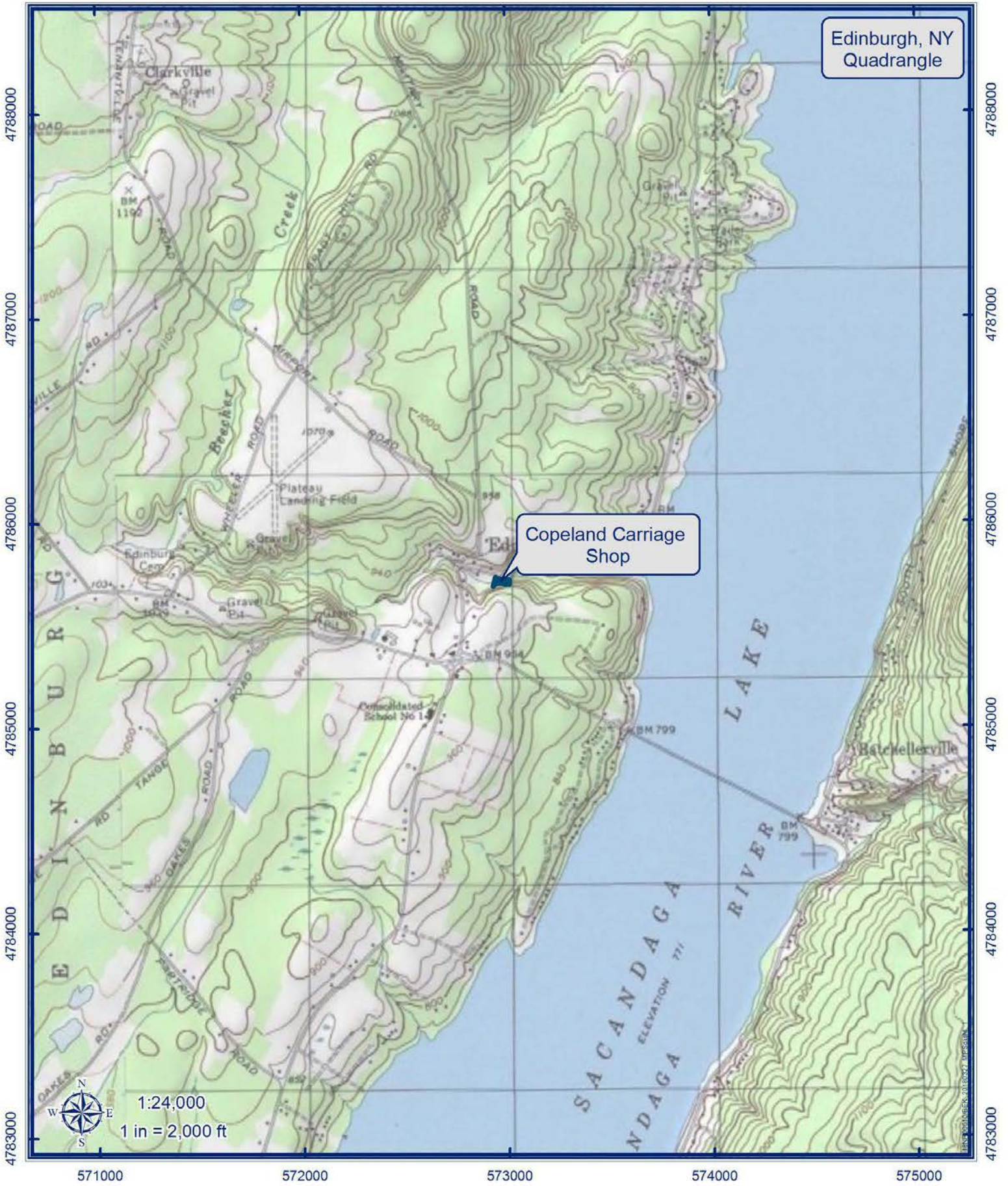
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ABOVE, Arad Copeland



Edinburgh, NY
Quadrangle

Copeland Carriage
Shop



1:24,000
1 in = 2,000 ft

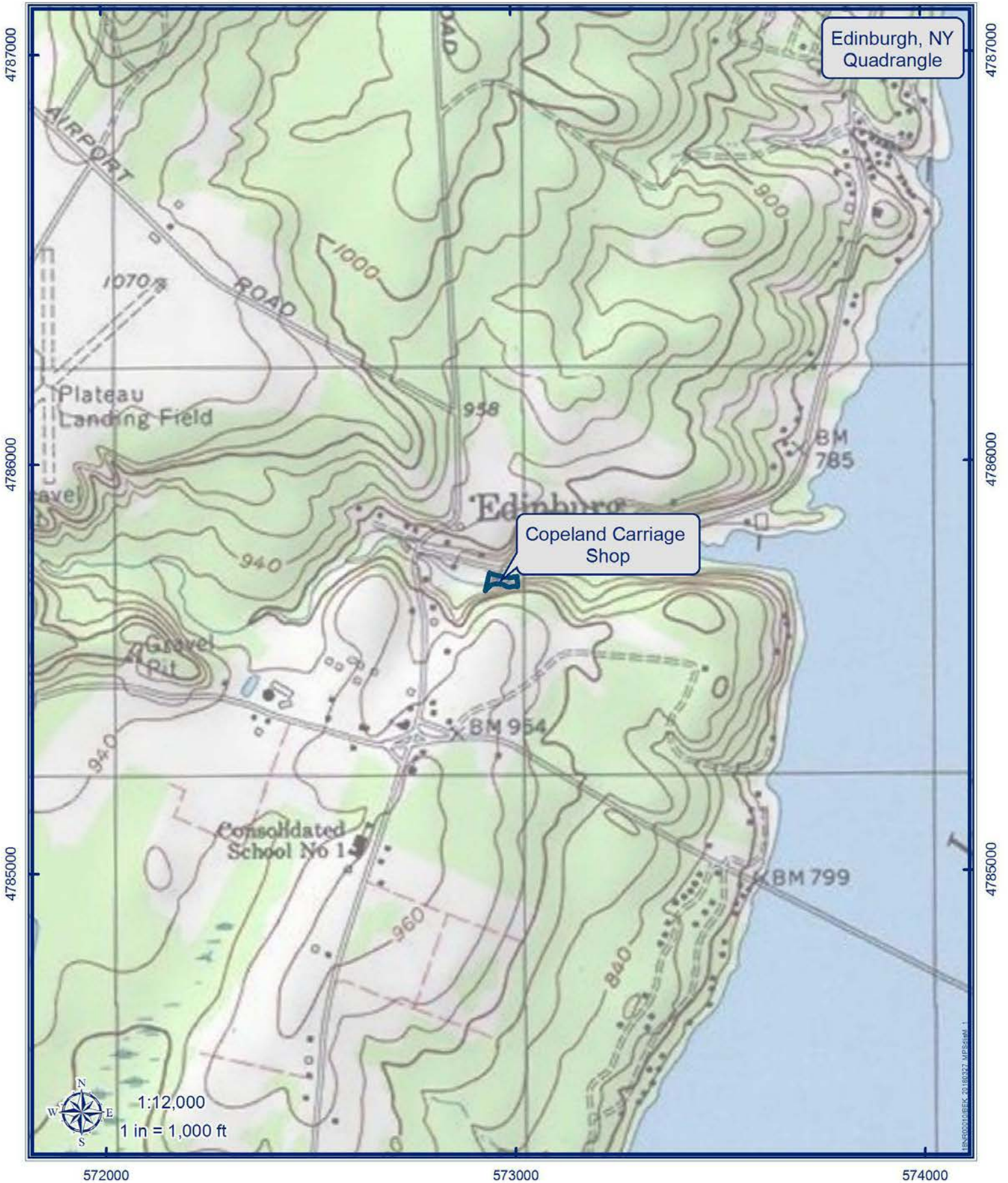
Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



 Copeland
Carriage Shop



**Parks, Recreation
and Historic Preservation**



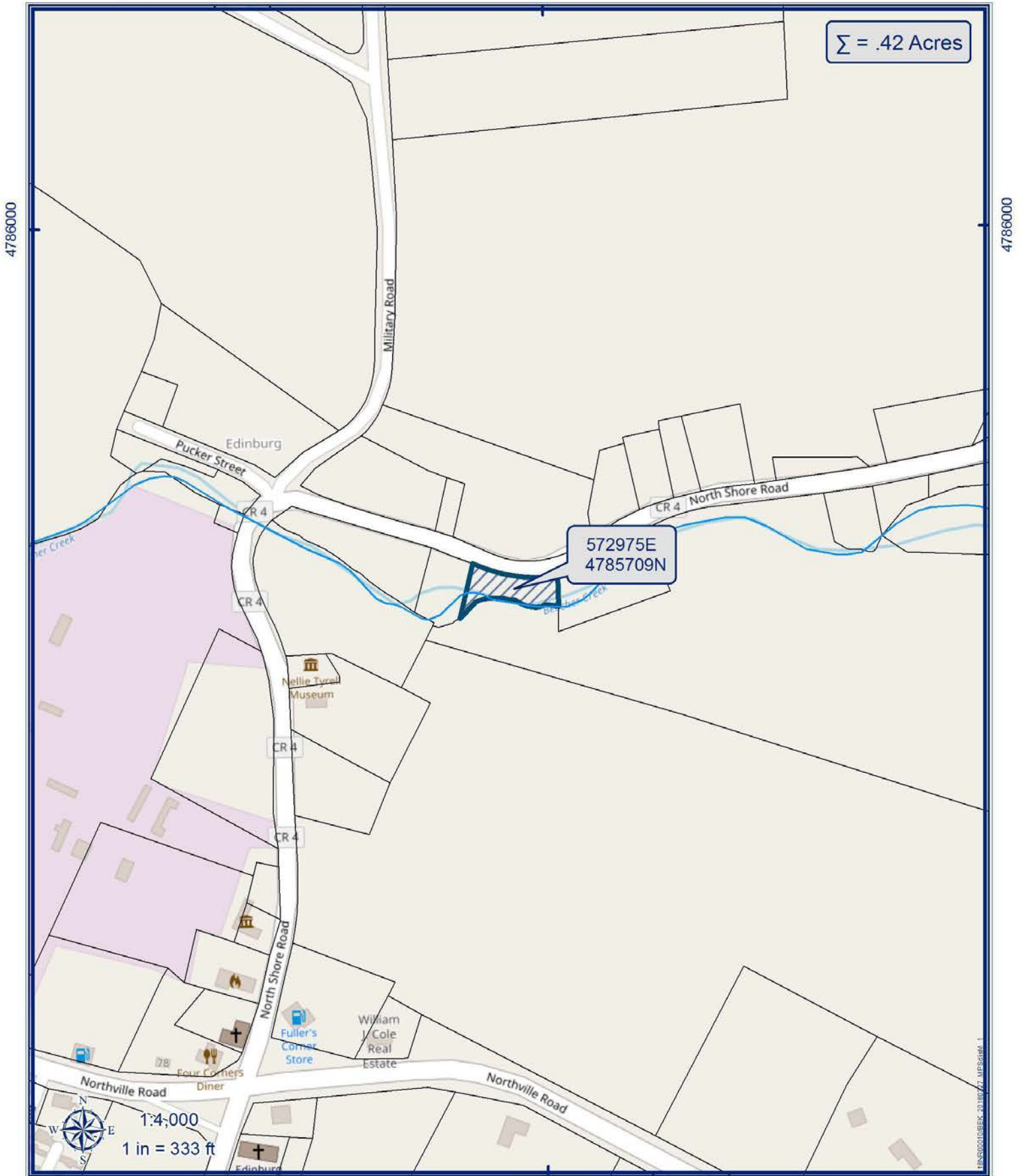
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Datum: North American 1983
Units: Meter



 Copeland Carriage Shop



**Parks, Recreation
and Historic Preservation**



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



 Copeland
Carriage Shop



**Parks, Recreation
and Historic Preservation**

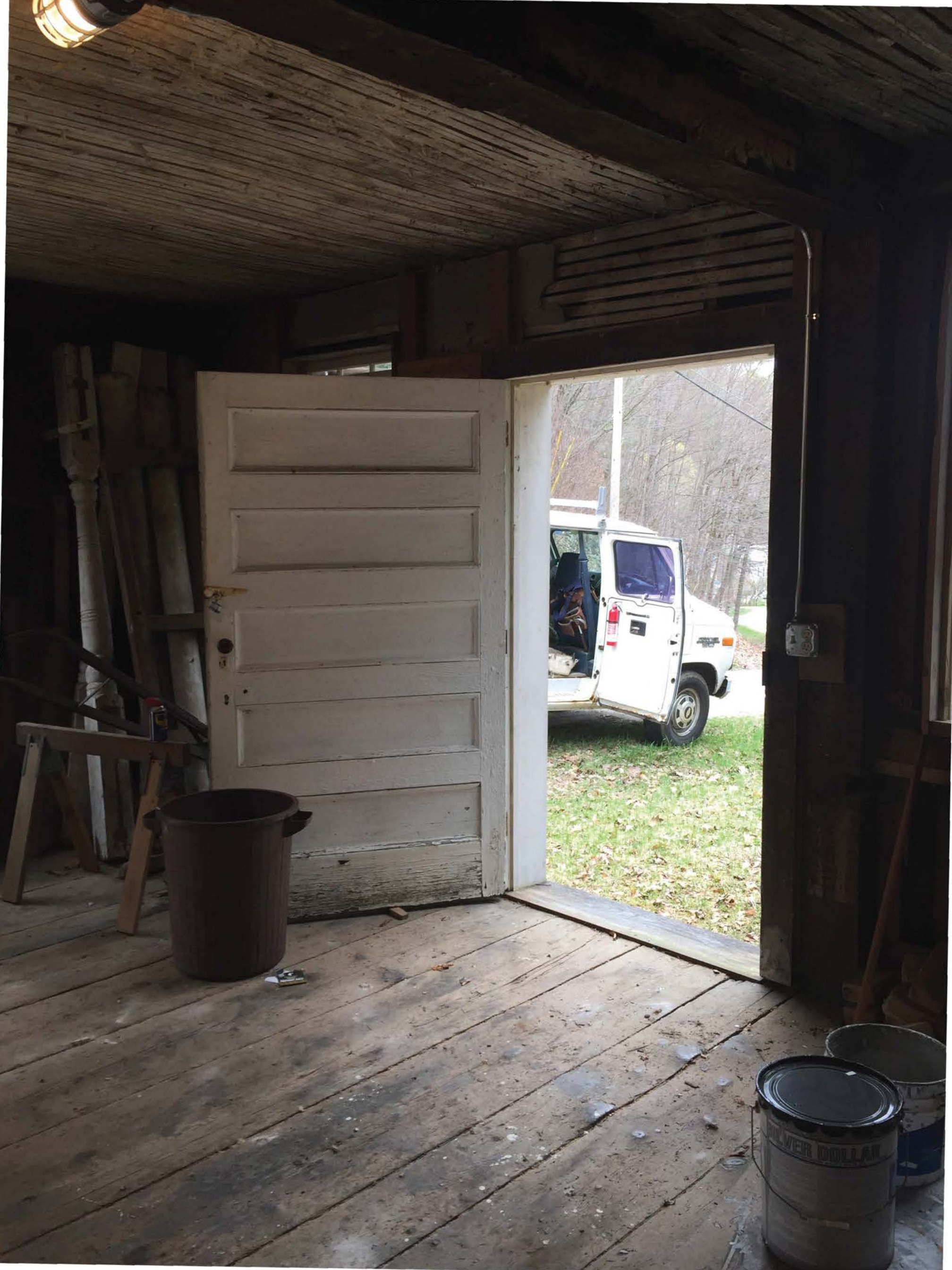














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45

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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: 4/19/2018 Date of Pending List: 5/4/2018 Date of 16th Day: 5/21/2018 Date of 45th Day: 6/4/2018 Date of Weekly List: 5/25/2018

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 5/25/2018 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



15 April 2018

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

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

Edith B. Ford Memorial Library, Seneca County
Austerlitz Historic District, Columbia County
Spencertown Historic District, Columbia County
Ingleside Home, Erie County
Westminster House Club House, Erie County
Copeland Carriage House, Saratoga County
Tibbetts-Rumsey House, Tompkins County
Buffalo General Electric Complex, Erie County

In addition, I have also enclosed a request for a change to contributing status for 348 Ashland Avenue in the Elmwood Historic District (West), Erie 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