

SG 3396

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 YATES HOUSE

other names/site number YATES MANSION; JOSEPH C. YATES SUMMER HOUSE; GOVERNOR'S INN

name of related multiple property listing N/A

Location

street & number 133 MAPLE AVENUE

city or town SCHENECTADY

state NEW YORK code NY county SCHENECTADY code 093 zip code 12302

| |
|---|
| |
| X |

not for publication

vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national statewide X local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

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

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 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.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

LATE VICTORIAN: Italianate

Materials

(Enter categories from instructions.)

foundation: STONE

walls: BRICK, WOOD CLAPBOARD

roof: SLATE, ASPHALT

other: METAL, BRICK

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Narrative Description

Summary Paragraph

The Yates House, located in the Town of Glenville, Schenectady County, New York, is composed of three historic sections erected between ca. 1800 and ca. 1890 and subsequent non-historic additions which date to more recent times. The nominated house was erected by the Yates family on land first settled by Joseph Yates in the 1730s, and it served for a time as the centerpiece of a large and long-established farm. In more recent times it functioned as an apartment facility and before that, beginning in the early 1920s, as a restaurant known as the Governor's Inn; it is familiarly known in contemporary times as the Yates Mansion. Although some sources have previously suggested that the earliest portion of the house dates to the second quarter of the eighteenth century and Joseph Yates's initial settlement, that conclusion appears erroneous; instead, it appears the house's earliest section is the ca. 1800 brick masonry block, which was aggrandized ca. 1860 and ca. 1890, and yet again in more recent times. The house's original central section is a two-story gable-roofed construct with five-bay façade with center entrance, a form characteristic of the prevailing Federal style of the early nineteenth century. A frame wing was added to its west elevation ca. 1860 and the core brick block was expanded laterally to the east ca. 1890, the latter change post-dating the Yates family's occupancy. While the physical integrity of the historic finishes in the older portions of the house have been diminished to some extent in more recent times, there are nevertheless areas of historic-period plaster and woodwork representative of various construction and renovation phases from ca. 1800 onwards; this includes Colonial Revival-style work undertaken ca. 1920, deemed significant in the context of this nomination. The interior also retains evidence of the historic-period spatial configuration, though not without some reworking of space in more recent times and in association with contemporary uses, and with the addition of new spaces which post-date the historic period. Although the house's physical integrity has been compromised to some extent by insensitive work executed in more recent times, it nevertheless retains a strong sense of place in its immediate landscape, and with its overall massing generally intact, notwithstanding additions which largely correspond with secondary elevations. Also intact to the historic period are ornamental and finish features which form a composite of the house's physical evolution, along with intact or otherwise interpretable aspects of its interior spatial configuration. The nomination consists of one contributing component, the house. An adjacent barn, once associated with the Yates farm but since renovated to function as housing, has been excluded from the boundary due to substantial loss of integrity. The barn no longer represents its historic significance or functional relationship to the Yates house. There is additionally a nearby family cemetery, which has been isolated from the house by contemporary development and which is now contained within a parcel being developed with housing. The cemetery may be individually eligible and it will be assessed for potential NRHP listing at a future date.

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Narrative Description

Overview

The three distinctive historic sections of the Yates House were erected ca. 1800, ca. 1860 and ca. 1890. To these were added non-historic additions dating to more recent times and largely built in association with the building's sometime operation as a restaurant and apartment facility. The Yates House's central portion, erected ca. 1800, is a two story, gable-roofed construct with five bay façade with center entrance, oriented with its facade facing southwards, tending slightly to the southeast. It is a load-bearing brick building which was erected above a rectangular plan. This original core section was expanded laterally later in the later nineteenth century, at which time a two story wood-frame, brick-veneered addition was built to extend the original plan and footprint of the brick house eastward. The extension's south-facing façade has a three-sided projecting bay window rising its full height while its east gable end is two bays deep and extends further northwards than the footprint of the original main block. When completed, these two brick sections formed an L-shaped plan. The third historic section, adjoining the west gable elevation of the main block and predating the lateral expansion on the opposite elevation, is a ca. 1860 story-and-a-half wood frame construct, gable ended, aligned with its roof ridge on an east-to-west orientation, thereby following the precedent established by the main block's ridge.¹ The north pitch of the roof covering this section was altered in more recent times from its original as-built profile in order to accommodate changes made to its rear, and frame additions were also made to the rear elevations of the other sections. Inside, the main block retains aspects of its historic-period floor plan with center hall and pile-and-a-half plan. While the physical integrity of the historic finishes in the older portions of the house have been diminished to some extent in more recent times, there are nevertheless areas of historic period plaster-on-lath wall and ceiling finishes, woodwork in the form of door and window architraves representative of the original ca. 1800 campaign and later historic renovations, and the main block's open-stringer staircase, although its original hand-railing, balusters and newel posts have since been altered at first and second-floor level, as has the lower step.²

Location & Setting

The Yates House is located on the west side of Maple Street (County Route 29) in the Alplaus area of the Town of Glenmont, Schenectady County, north of that road's intersection with Alplaus Avenue (County Route 16). The latter crosses the Alplaus Kill, a short distance to the east, before passing into Saratoga County. The nominated site is thus located west of both the Alplaus Kill and a Canadian Pacific railroad right-of-way, and east of a second railroad right-of-way and Valleywood Drive, a nearby residential street. The Mohawk River, into which the Alplaus

¹ The frame wing was not constructed contemporaneously with the house, as the front pitch of its gable roof bisected a second-story window as clearly depicted in the HABS image; this window has since been closed off.

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Kill flows, is located to the south; the City of Schenectady is located further to the southwest, on the opposite side of the river. The nominated house occupies a conspicuous position on an elevated knoll, the grade of which slopes gently downwards to the south, and which is interspersed with mature deciduous and coniferous trees. To the immediate southwest, beyond the trees which checker the area in front of the house, is a contemporary residential development corresponding with Grayson Place, which in essence forms a short western spur of Alplaus Avenue west of its intersection with Maple Avenue. The properties to the east and north of the nominated site, on either side of Maple Avenue, are residential in nature and generally date to the twentieth century. An exception is the property to the immediate north, which was originally a barn complex associated with the Yates property. The barn has since been converted into a house and a dense stand of trees now serves to visually separate it from the house to the south; it has been excluded from this nomination due to loss of physical integrity. Also nearby and located west of the nominated house is a Yates family cemetery, which is no longer contiguous to the nominated property due to recently undertaken development activities. Among those interred there are Yellis Yates (1744-1812), for whom the core section of the nominated house may have been built for. The cemetery is currently located on a parcel being developed with housing and will be assessed for potential NRHP designation at a future date. Vehicular access to the house and property is by means of a paved driveway which leads from the main road to the front of the dwelling, and which also provides access to a parking area adjacent to the east elevation; it is part of a continuous loop with a second point of intersection with Maple Avenue further to the south. Ornamental landscaping of the grounds is generally limited, save for those plantings corresponding with the house's immediate perimeter.

Exterior

The principal south-facing elevation of the Yates House is 10 bays wide, consisting, at first-story level—moving west to east—of the offset door and large bowed bay window of the west wood-frame block; the four windows and central doorway of the main block, and the projecting three-sided bay window of the east extension. This elevation presents as an elongated linear mass, generally self-contained, and enlivened near its southeast corner by the three-sided projecting bay, with the wood-frame wing being lower and recessed from the remainder of the elevation. The brick sections are painted white with gray trim and pale green shutters; the frame section has white aluminum siding, as do the other later frame sections.

The central two-story main block, erected above a slightly raised stone foundation with a brick water-table above, has brick masonry walls laid up in Flemish bond on the façade with window openings spanned by flat brick arches and having cut-stone sills; side and rear elevations were laid up in common bond with a three-to-one header to

² A short section of what would appear the original oval-form handrail and square balusters appears to survive in the enclosed

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stretcher ratio. There are four windows at first-story level and five at second-second story level, all fitted with one-over-one replacement sash and having louvered wood shutters, in addition to two windows corresponding with the basement, below water-table level, one of which has been bricked in; the water-table consists of three rows of brick and is un moulded. The entrance doorway has been widened from its original ca. 1800 configuration, though within the historic period, as evidenced inside by existing finish work. It is currently fitted with non-historic glazed and paneled double-leaf doors and is shielded from the elements by a bell-cast hood with corresponding wood brackets, which are footed in the brick wall. This treatment replaced the porch portrayed in a ca. 1940 HABS image, which was much wider.³ Its width corresponded with the center door and flanking window bays, and it was of Colonial Revival-style character with turned posts and a roof balustrade. The present entrance is approached by a series of concrete steps with a protective metal hand-railing located to either side of the top step. Above the second-story windows the brick walls give way to a deep wood frieze with corresponding paired wood eaves brackets, above which is a moulded wood cornice; this feature also extends along the façade of the east extension. The transition between this earlier section and the later east extension is demarcated by a break in the original water-table and a visible seam that rises to cornice level. Centered within the extension is the two-story projecting bay, which was built above a raised stone foundation and which rises to eaves level. Each of the three facets of the bay window at first and second-story level has a window opening with rectangular-shaped stone lintel and sill; all six of these openings are fitted with one-over-one replacement sash. The roof is laid with grayish-blue slate shingles and brick chimneys rise from either gable end. A third brick chimney, corresponding with the original east gable end of the house prior to its elongation and appearing in a ca. 1940 HABS image, has since been removed.

The façade of the wood-frame wing is spanned by a full-width wood porch, which shields an offset six-panel entrance door with corresponding storm door, to the east of which is a large 21-light bowed bay window. A central dormer with a six-over-six wood sash window and fully pedimented gable rises through the eaves just above the porch's roof. Sections of wood moulding survive on both the porch, which is carried by square wood piers (one of which is engaged with the west wall of the main block) and the principal cornice, the latter interrupted by the dormer. Comparison with the HABS image indicates that the half-hipped roof and wood moulding survive from the earlier iteration; however, the original wood posts and sawn decorative brackets do not. This section is presently clad on the exterior with aluminum siding and its roof is covered with asphalt. A raised brick platform spans the front of this section, adjacent to which are concrete steps and a walkway which align with the west elevation.

section of stair that leads from the second story to the attic.

³ Historic American Buildings Survey (Library of Congress), HABS NY-3138. This ca. 1940 image set consists of two exterior and one interior view. The exterior views depict the entire south façade and east elevation along with portions of the west and north elevations; the interior image depicts the main block's staircase and a portion of the hallway.

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The east gable elevation corresponds with the ca. 1890 extension of the original ca. 1800 block and also includes a non-historic addition, which extends to the north beyond the historic-period footprint. Fenestration consists of two window openings at both first and second-story level, in addition to quarter-round attic windows in the gable field (moved from their previous location eastwards at the time of expansion) and a window and bulkhead door corresponding with the basement, the latter having served as a window previously. The first and second-story window openings are spanned by rectangular stone lintels and have stone sills and are hung with one-over-one replacement sash; the quarter-round windows retain sash with outward radiating wood muntins. The bracketed frieze employed on the façade is carried around the corner before being terminated by a return; it nevertheless is carried up both rakes of the gable and then is continued northwards to the end of the brick wall. Beyond this point is a two-story non-historic frame section which fails to appear in the ca. 1940 HABS photograph. It has a door with pentice hood and tripartite casement at first-story level and two paired windows at second-story level and is covered by a single pitch roof with deeply projecting eaves. Its exterior is sheathed with aluminum siding.

The west elevation consists of the gable end of the frame wing and that portion of the brick main block which it does not conceal, inclusive of two quarter-round windows matching those employed for the attic in the opposite gable field. There is additionally a bricked-in window at second-story level, the splayed lintel of which remains visible. The gable end of the wing now presents an awkward and irregular profile; the front slope of the roof reflects the original pitch and as-built configuration; however, the rear north pitch is now much longer and shallower, the result of raising the rear portion of that section to a full two stories. The large window with six-over-six wood sash at first-story level nearest the southwest corner, along with the two smaller windows with six-over-six wood sash above at half-story level, help to indicate the original extent and proportions of the gable end of the frame wing and are depicted on one of the three ca. 1940 HABS images. Beyond that point, moving northward, are a door and tripartite casement window at first-story level and a four-part casement and single elongated rectangular light at second-story level. That section of the wing contained underneath the altered roofline either replaced or otherwise substantially modified a rear ell which extended northwards from the rear wall of the wing as depicted in a ca. 1940 HABS view looking at the rear of the building from a northeast position.

The rear elevation is that which has witnessed the most significant alteration of the four, with only a small portion of the second-story of the brick main block and east brick extension (inclusive of west return wall) being visible. Moving east to west, the non-historic frame and aluminum sided addition to the east extension has a bowed window feature which contains four windows at both first and second-story level. Adjacent to this is a single-story unit consisting of a three-sided bay window, a door, a five-unit window band and a second door. Rectilinear railing is present above cornice level, spanning between the east two-story addition and that to the west. The non-historic

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west section has a door and three-light window band at first-story level and five-sided bowed window bay above. The section of brick wall behind the center one-story section features five irregular bays, one of which is a lower paired unit which lights the mid-floor stair landing within the main block. Four of these five windows, excluding the westernmost one, have diamond-paned casements, and between the first and second bay, moving east to west, is visible a splayed lintel indicating the position of an earlier window opening. The rear wall and west return wall of the extension both retain their frieze, eaves brackets and cornice.

Interior Overview

The Yates House's interior consists of a series of interrelated spaces corresponding with the three historic sections and the various additions which post-date them. Of the building's historic spaces those within the brick main block and the upper floor of the east extension retain the majority of the house's nineteenth century finish features. The first-floor interior of the wood-frame ca. 1860 wing in large measure features ca. 1920 Colonial Revival-style treatments, as does the first-floor room in the east extension, on the opposite side of the plan. The rooms which constitute the non-historic sections—in essence a range of rooms located behind and north of the three historic sections—largely portray the building's more recent use as an apartment facility and their finishes present accordingly. Those are not deemed significant in the context of this nomination.

Interior Plan

Entering via the principal entrance on the façade, the double-leaf doors lead into a stair hall which accommodates the house's principal staircase, which is positioned against the west wall. The stair rises to an intermediate mid-floor landing before turning 180 degrees and completing its run to the second floor; from there it continues to the attic largely as an enclosed run. Large apertures at one time led into the two front rooms, as evidenced by the existing wood architraves; that on the east has since been closed off, while that on the west has been reduced in size and fitted with a smaller door. The southwest room is square in shape with a narrow rectangular-shaped room behind; this would appear to be the original ca. 1800 spatial configuration, a point confirmed in large measure by the extant run of baseboard and architrave corresponding with the door that provides passage between these two spaces. In the opposite southeast room, the partitioning in the northwest corner, which provides space for a bathroom, is not original, and it might be presumed that the original spatial configuration matched that in the opposite room, and on the second floor above, with a larger square-shaped front and smaller rectangular-shaped rear room. There is additionally a closet on the east wall which also does not date to the historic period. To the east of the main block's southeast room is the extension, which at first-floor level is given over to a single open volume save for a narrow portion of the plan across the north wall which accommodates a staircase to the second floor and two short passages. Beyond the original north brick wall of the extension are two rooms and a vestibule corresponding with

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the non-historic addition located there; west of these are two larger non-historic rooms and corresponding north-south hall, which also represent non-historic areas. The wood frame wing consists of what would appear to be the original volume of the first floor—though likely sub-partitioned at one time—in addition to four rooms behind corresponding with the rear extension. One of these, that immediately north of the front room, has a stair against its south wall which leads to the upper story.

The second floor of the main block follows the pile-and-a-half arrangement observed in the southwest room at first-floor level. The east extension is largely given over to two principal rooms on this level along with a short stair hall located in the northwest corner. To the north of the original brick exterior wall are two rooms and a cross hall dating to more recent times. On the opposite west side of the plan are two large rooms with bathrooms and staircase located between. The front (south) room corresponds with the wood-frame wing, beyond which the spaces correspond with the expanded footprint and altered roofline.

The attic space is above the main block and east extension, a portion of which, on the west side of the plan, is modestly finished. Visible in the center and east portions are the roof frame, in the main block consisting of sawn rafters and corresponding collar ties, along with the top plates; joinery is scribe-rule, another aspect sustaining a ca. 1800 date of construction. Wrought iron ties were employed in the earlier section to secure the top plates to the interior framing. Also visible is the break in the original east brick wall of the ca. 1800 block, where it was taken down, and the wood wall framing and rafter system of the extension. A patch in the floor indicates where the original end wall chimney of the ca. 1800 section was taken down; the present end-wall chimney is centered against the east wall between the quarter-round windows.

The basement is unfinished and extends under the original brick section and east extension; there is only crawl space beneath the west wing. Framing in the original section consisted of both hewn and sawn components, though deterioration has led to significant reworking of framing. On the west side of plan beneath the original brick block, it appears the joists were hewn and extended from front to rear wall without intermediate support originally. The original end wall fireplaces and chimneys of the ca. 1800 section were supported by arched brick hearth supports; passage to the basement beneath the ca. 1890 section is through the arch of the original eastern hearth support.

Interior Finishes

Historic-period plaster and wood finishes are evident in different areas of the Yates House, though in others the existence of these earlier treatments are not fully known, given that they are obscured by later alterations such as wall-to-wall carpeting and dropped ceilings introduced in more recent times. Those areas will require further

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physical investigation to confirm the presence and extent of historic-era material. The primary nineteenth century features within the three historic sections of the building are the principal staircase in the main block, along with the secondary staircase located in the east extension; sections of moulded woodwork inclusive of door and window architraves and baseboards; paneled wood doors; and plaster-on-lath wall and ceiling finishes. There is additionally a layer of ca. 1920 Colonial Revival style work that represents the final historic development of the building; this includes two corner cupboards, a paneled dado, and the fireplace in the east extension. Finishes in the more recent, non-historic sections of the building are characterized by sheetrock walls and ceilings, as well as acoustic ceiling panels, wall-to-wall carpeting, and modest doors and wood trim. The following descriptive passage will focus in large measure on the remaining and identifiable historic-period features and treatments, ca. 1800- ca. 1920, with limited consideration given to those post-dating the period of significance. As regards the wood trim, most of the earliest ca. 1800 material, in the form of back-banded door and window architraves, is observed on the second floor of the core brick section, in the two bed chambers. Also present in that section, at first-floor level, are two types of trim that appear to date to the mid-nineteenth century. The first of these is of a flattened ogee back-banded type, such as that used to case the front door and the apertures into the parlors from the hallway; the second, observable in the southwest room at first-floor level, is also of a back-banded type but with rounded and not flattened profiles, used for door and window architraves and baseboards as well. There is also trim in the east extension of a characteristic Late Victorian-era type, presumably dating to ca. 1890, consisting of moulded architraves with either corner blocks or, as observed upstairs, with plain frieze terminated by an ogee-form cornice.

The hallway at first-floor level retains plaster-on-lath wall and ceiling finish in addition to back-banded architraves corresponding with the entrances into the two front rooms, these having one-time been fitted with double-leaf or otherwise pocket doors, given the width of the aperture. The opening into the southeast room has been closed off entirely, while that into the southwest room has been reduced in size to accommodate a smaller door. A third architrave of this type—being of flattened ogee profile with beaded inner edge—corresponds with the double-leaf entrance doors since replaced by the current iteration. Against the west wall is the original open-stringer staircase, inclusive of moulded wood stringer-board and treads, risers and nosings, excepting the lower step, which has been broadened from its original and narrower dimension. The existing newel post, balusters and handrail, configured at the base as a curtail step, are modern replacements, though it appears a section of the original handrail and balusters were reused in the enclosed section of stair between second floor and attic level. Non-historic metal hand-railing is present from the first landing to that point where the stairway is enclosed. However, the staircase remains in its original position from first-floor level to attic. As for the doorway that divided the front portion of hall with stair from the space beyond at first-floor level, to the north, it has been modified to accommodate a door of slightly

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greater height, and the door itself is not original; it is shown as a vertical six-panel door in the HABS documentation.

The southwest room is the most intact of the house's principal first-floor rooms, both spatially and finish-wise, and it retains its original square shape with smaller rectangular-shaped room behind. The two south-facing windows have back-banded moulded wood architraves, as do the apertures into the hallway and rear room, in addition to paneled jambs; moulding profiles are of a characteristic rounded mid-nineteenth century type. Also remaining *in situ* are moulded wood baseboards and crown moulding; carpeting in this area has been lifted to reveal hardwood strip flooring. In the opposite, southeast room, the two front windows also retain their wood architraves, though they assume a more elaborate form there, as they extend to floor-level so as to form a decorative apron; the mouldings are of a flattened ogee type. Also extant is the architrave corresponding with the now-closed doorway to the hall, in addition to sections of baseboard. The two areas partitioned from this larger space—the closet in the southeast corner and the bathroom in the northwest corner—both appear to post-date the historic period, as does the current crown moulding. A portion of the dropped ceiling has failed in this area, revealing both the framing for it and the earlier plaster-on-lath finish located above.

The east extension is largely given over to a single large room at first-story level, save for space afforded to a staircase and short passages on the north side of the plan. Centered against the east wall, between the two windows, is a fireplace set within a projecting chimney mass, from which extends a slate-laid hearth extension. The corresponding mantel is of Colonial Revival-style conception and consists of a bolection moulding which frames the fireplace's marble skirt, above which a mantel shelf sustained by large consoles with paneled over-mantel above. To either side of the fireplace the east end wall is built out with wood shelving and small cabinets. The south-facing bay window has a paneled and screened base and a wood valence which spans its three windows. These treatments, corresponding with the east and south walls, appear to constitute a single building episode. Against the north wall are two doorways, with that to the east providing access to the enclosed staircase, which retains an engaged newel post with globe finial where it approaches the upper landing.

The finishes in the south room of the wood frame wing are, like the room on the opposite side of the plan, of Colonial Revival derivation and include a paneled dado and corner cupboards with broken pediments in the northwest and southwest corners, in addition to moulded wood crown mouldings. These elements are presumed to date to the building's use as a restaurant.

The second floor of the main block retains areas of plaster-on-lath wall and ceiling finishes (in some areas obscured by dropped ceilings and faux wood paneling) in addition to door and window architraves. The south-facing

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windows in the two front rooms both retain wood architraves which extend to floor level to create aprons below, and these represent the earliest remaining wood finish work in the house; there is additionally what would appear a small closet with original trim on the east wall of the southwest room. The architraves corresponding with the doorways which lead from the hallway into the southeast and southwest rooms are also of a ca. 1800 back-banded type with beaded inner edge. The window corresponding with the stair hall has had the walls and ceiling boxed out around it but retains its decorative apron. The narrow rooms behind the front rooms have been largely reconfigured but retain areas of plaster-on-lath finish and woodwork. The second floor of the east extension retains plaster-on-lath wall and ceiling finishes (the latter obscured by a dropped ceiling) in addition to door and window architraves consisting of moulded sides with frieze and cornice above. Wood valences span in the windows in the front room, on the east and south walls. As for the half-story of the west wing, it is in large measure characterized by knotty pine wall surfaces, inclusive of cabinetry, and its floor is obscured by wall-to-wall carpeting.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

ca. 1800- ca. 1920

Significant Dates

ca. 1800; ca. 1860; ca. 1890; ca. 1920

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Period of Significance (justification)

The cited period of significance, ca. 1800- ca. 1920, encompasses all of those architectural features which are deemed significant in the context of this nomination; those post-dating ca. 1920 are deemed non-significant. This period of significance encompasses the house's Yates family period of occupancy, its post-Yates family residential use, and ends with the Colonial Revivals-style alterations rendered ca. 1920, at the beginning of the building's use as the Governor's Inn.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph

The Yates House, located in the Alplaus area of the Town of Glenville, Schenectady County, New York, is an architecturally and historically significant building erected on land initially settled by that family in the 1730s. This tract of land, first settled by Joseph Yates in 1734, was once an extensive farm which boasted approximately three miles of frontage on the Mohawk River, near its confluence with the Alplaus Kill. The house's history is poorly chronicled, a somewhat surprising condition given its architectural stature and all the more so given its direct association with the Yates family, which was prominent in the affairs of the region during the eighteenth and nineteenth centuries. The brick dwelling appears to have been erected for Yellis Yates (1744-1812), or shortly thereafter by an heir, and is dated in this documentation to ca. 1800, based on its physical traits. It shares anecdotal associations with one of the Yates family's preeminent figures, Joseph C. Yates (1768-1837), a nephew of Yellis Yates, a figure of considerable influence in the early history of Schenectady, and the seventh governor of New York State; numerous sources indicate that it was a place familiar to him from the time of his childhood and a sometime summer residence. The house remained in the possession of the Yates family until the 1860s and was owned subsequently by the Birch family, which appears to have been responsible for some of the historic-period alterations rendered to it. The core section of the house was erected ca. 1800 as a two-story dwelling of brick construction with Federal-style features, and thus it is illustrative of the regional acceptance of new architectural fashions in the post-Revolutionary War era; even as late as the 1790s, Schenectady's built environment in large measure remained a reflection of its provincial origins, characterized by houses of New World Dutch character. Today the house and two-acre parcel are the core remnants of a once extensive farm property that has since been substantially subdivided and developed, along with a nearby family cemetery and a barn which has since been converted into a residence. The Yates House is being nominated in association with Criterion A, in the area of Social History, given its salient relationship with the Yates family, which ranks among the region's most socially, politically and economically prominent in the eighteenth and nineteenth centuries. It is additionally being nominated in association with Criterion C, in the area of Architecture, as an example of an early nineteenth century brick Federal-style dwelling which was subsequently augmented with historic-period additions. Viewed in the context of its time, the house when first built represented a significant paradigm shift in the regional architectural landscape and illustrates the permeation of new design influences in the post-Revolutionary War era.

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

Historical Context: Early History and the Yates Family

The Town of Glenville was incorporated in 1820 and takes its name from Alexander Lindsay Glen (1605-1685), a native of Kirkcaldy, Scotland, who took title to a vast tract of land on the north side of the Mohawk River in that

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region during the seventeenth century. The Village of Scotia, located within the town, also bears the stamp of Glen's influence, as its name was taken from the name which Glen had bestowed upon his manor, *Nova Scotia*. In 1824 Horatio Spafford described Glenville as a modest Schenectady County post-township, located five miles northwest of the City of Schenectady. Historically it was part of the Schenectady's fourth ward, as noted by Spafford; "This town, with Rotterdam and Schenectady, have an annual income of about 5000 per annum from the ground rents of the old common-lands granted to the old city..."⁴ The nominated property is located within the southeast portion of the town in an area referred to as Alplaus, believed to be a corruption of the Dutch phrase *Aal Plaats*, or "place of the eels," and which corresponds with the Alplaus Kill, a tributary of the Mohawk River which flows southward from the Charlton area of Saratoga County. It was there, on the banks of the kill, that a force composed of French soldiers from Canada and their Sault and Algonquin allies encamped prior to attacking Schenectady in February 1690, an event which claimed dozens of lives and came to be known familiarly as the Schenectady Massacre. The present name Alplaus is a corruption of the earlier Dutch name, which continued to be used at times during the nineteenth century.

The Yates family, which owned the property on which the nominated house stands from 1735 to the third quarter of the nineteenth century, ranks among the more prominent in the early history of Schenectady County. As noted by one historian writing in the later nineteenth century, "No family was more conspicuous in the early annals of New York and the Revolution than the Yates family. They were strong and influential Whigs, entering ardently into the struggle of the Colonists for freedom...."⁵ Among the family's preeminent figures was Joseph Christopher Yates (1768-1837), whose accomplishments included serving as the seventh governor of New York, 1823-24, twelve terms as mayor of Schenectady, and as a New York State senator and supreme court justice. The same source opined that Joseph C. Yates's name was "not only interwoven in the history of Schenectady, but in that of the State, and in a large degree with that of the nation."⁶ In addition to his political achievements, which also included serving as a presidential elector in 1828, Joseph C. Yates was a trustee and important backer of Union College and for a time the president of the Schenectady Savings Bank.

The Yates family traces its Schenectady roots to the arrival there of Joseph Yates (1646-1730), a native of Leeds, Yorkshire, England, who came to America in the 1660s in the military service of the English Crown, and as part of the Duke of York's expedition to wrest control of New Netherland from the Dutch. Following the success of their military endeavors, Joseph Yates remained in the Province of New York, serving as part of a military garrison

⁴ Horatio Spafford, *Gazetteer of the State of New York* (Albany, NY: B.D. Packard, 1824), 198.

⁵ *History of the County of Schenectady, N.Y. from 1662 to 1886* (Albany, NY: H.H. Munsell, 1886), 78.

⁶ *History of the County of Schenectady*, 78.

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stationed at Fort Orange, later Albany; he is known to have also worked as a blacksmith and cart man. In 1714 he was one of a handful of men who received a pension for his 20 years of military service to the Crown. Around 1683 Yates wed Huybertje Marselis, of Dutch lineage, and the couple had at least nine children, who, along with their descendants, helped to establish the Yates family lines in Albany, Schenectady and New York City.⁷ Joseph and Huybertje Yates remained residents of Albany during their lifetime; both died there in 1730, within a few months of one another, and were interred in the Dutch Reformed Church burial yard.

Future governor Joseph C. Yates was the son Christopher “Colonel Stoeffel” Yates (1737-1785). As noted in the 1886 history of Schenectady County, the former’s father was “one of the leading men of Schenectady for many years prior to the Revolution.”

During the French and Indian War he held a captain’s commission in the provincial troops. He took part in the unsuccessful attempt made in 1758 to dislodge Montcalm from his position at Ticonderoga; while bravely leading his men to the assault he was desperately wounded. In the following year he accompanied the army under Gen. Prideaux and Sir William Johnson in the expedition against Fort Niagara, and was present at the capture of that important work. The war over, he returned to his duties and occupation as a citizen. He was immediately elected to the Colonial Legislature, and for many years was a prominent member of that body. When the stirring questions began to be agitated that terminated in the Revolution, he espoused for the cause of freedom. When the first alarm of war was raised he gave his services to his country. He accepted a commission in the New York troops, and was very soon promoted to the rank of colonel, in which capacity he served through the war, participating in many of its battles.⁸

Christopher “Colonel Stoeffel” Yates was the son of Joseph Yates (d. 1748) and Eva Fonda; Joseph’s father was Christoffel Yates (1684-1754), who wed Catalyntje Winne in 1706 in Albany and was the eldest son of the family’s English forbear, Joseph Yates. “Colonel Stoffel” wed Jannetje (Jane) Bradt, a member of one of the old Dutch settling families of the lower Mohawk Valley, and the couple resided in Schenectady’s Stockade in the house built by his father, Joseph.⁹ This marriage represented a characteristic pattern whereby the Yates family “preserved the patronymic of their ancestors, [but] soon lost their nationality in a degree, by their frequent intermarriages with their Dutch and German neighbors.”¹⁰ Or, as another source phrased it, “The Yateses... have by intermarriage become almost entirely Hollandized.”¹¹ Joseph Yates (d. 1748) had settled in Schenectady, on the north side of the Mohawk River, in 1734; “He owned a large plantation reaching from Aesplaus [sic] Creek to Freeman’s Bridge, and was the

⁷ Mrs. Victor L. Johnson, “Joseph Yates of Albany 1664-1730, Search for Roots in England,” *New York Genealogical and Biographical Record*, vol. 114 (October 1983).

⁸ *History of the County of Schenectady*, 78.

⁹ Francis R. Taormina, “The Yates Family: A Presentation to be made at the Schenectady County Historical Society,” 12 February 1994; unpublished typescript courtesy of Town of Glenville.

¹⁰ *History of the County of Schenectady*, 78.

¹¹ Austin A. Yates, ed., *Schenectady County, New York, Its History to the Close of the Nineteenth Century* (New York: New York History Company, 1910), 270.

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largest slave owner in the county.”¹² This property, which at one time included three miles of frontage along the Mohawk River, was the same as that on which the nominated house was later constructed, though subsequent to the initial settlement period.¹³ The precise history of the nominated brick house remains somewhat unclear and an ongoing point of speculation. Glenville historian Donald Keefer, writing in the later 1960s, noted that there was little in the way of “hard information” relative to its history, including its date of construction. It was, nevertheless, erected well after the 1734, the date which is often ascribed to the construction of the earliest section, presumably due to Joseph Yates’s settlement of these lands at that date.¹⁴ Christopher Yates was born on that farm in 1737. After moving to Schenectady following his marriage to Jannetje Bradt, the family plantation, as it was sometimes called, was overseen by his brother Yellis (1744-1812), who served as a lieutenant in the Second Albany County Regiment of militia during the Revolution, and who was the uncle of future governor Joseph C. Yates. Given the brick house’s presumed date of construction around 1800, it may well have been erected for Yellis Yates prior to his death in 1812; otherwise it was constructed shortly thereafter for an immediate descendant.

Among those events chronicled in the anecdotal history of the Yates family is one which pertains to the Alplaus farm first settled by Joseph Yates in the 1730s. As the account goes, following Christopher Yates’s death in 1785, his widow, Jannetje Bradt Yates, was approached by her brother-in-law Yellis (Gillis/Jellis variously) Yates, who informed her “in no uncertain terms that he had decided to exercise his authority over her sons,” among them Joseph C. Yates, then 16 years old, to put them to work on the farm at Alplaus alongside the family’s African-American slaves. As the story goes, Jannetje Yates flatly refused her brother-in-law’s proposal, indicating that she was in fact the executor of her husband’s estate and that her children would be educated rather than given over to manual labor on the farm.¹⁵ Christopher Yates’s last will and testament, authored August 23, 1785, indicates that he had directed all of the income and profits from his estate to go to his wife, Jannetje, while she remained a widow. It also indicates that he had appointed both Jannetje and Yellis Yates as executors of his estate, along with his son Jellis Fonda Yates, brother-in-law Cornelius Van Dyck, Johannes Peck, and Gerret Veder. As for his children—Elizabeth, Eva, Magdaleen, Joseph, Hendricus, Andries, Anna, Jellis, John and “the children I have reason to think my wife is pregnant of”—they were to be “served out of my estate as nearly equal as Convenient to be maintained and educated, and at marriage to have an outset such as my Executors shall judge proper...”¹⁶

¹²*Schenectady County, New York*, 273.

¹³River frontage as indicated in “Judge Austin A. Yates Dies in 85th Year,” *Schenectady Gazette*, 29 September 1921.

¹⁴As quoted in historic resource survey materials compiled in 1967; New York State Division for Historic Preservation.

¹⁵“The Yates Family: A Presentation,” 11.

¹⁶Last Will and Testament of Christopher Yates, published in *The John Watts de Peyster Publication Fund Series*, vol. 37 (New York Historical Society, 1904), 277.

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At the time the 1800 federal census was undertaken, Yellis Yates was residing in what was still the city's Fourth Ward, in present-day Glenville, on a farm where the nominated house is located; it is not yet known whether the house in which they resided was the existing brick dwelling or an earlier and no-longer extant house. The household was composed of 11 individuals, among them three enslaved people, the same number as recorded in that household in the 1790 census. A transaction recorded in 1787, a short time following Christopher Yates's death, recounts the sale of one of the family's slaves, Dick, a half interest in which Jellis Yates transferred to Andrew Bradt, a relation by marriage. This sale recalls the role which enslaved people played in relation to the family's Alplaus farm:

Know all men by these presents that I, Jellis Yates, of the township of Schenectady in the County of Albany and State of New York and in the consideration of the sum of forty pounds lawful money of said state to me in hand paid at and before the ensealing and delivering of these presents by the executors of Christopher Yates Esquire, deceased, of the same place have bargained and sold released and assigned and by these presents do fully clearly and absolutely bargain and sell release and assign unto the said executors and their successors, the one just half of a certain negro man named Dick. To have and to hold the one just half of said negro man unto the said executors and their successors forever and I the said Jellis Yates, do for myself, my heirs, executors and administrators agree to warrant and defend the sale of the one half of the above named Dick against all persons whatsoever.¹⁷

Slavery was common in Dutch-settled areas of the Hudson and Mohawk valleys, among them Schenectady, from an early day forward; during the Schenectady Massacre of 1690, 11 enslaved people were among the residents killed. By one source's account, in 1714 slaves constituted 7 percent of Schenectady's population and increased to 11 percent by 1796.¹⁸ Shortly thereafter, the gradual process of emancipation was underway in New York, spurred by an act of the state legislature in 1799.

The nominated house's precise association with New York's seventh governor, Joseph C. Yates, remains a point of speculation. It is now generally acknowledged that it served as a sometime seasonal residence for him later in life and was a place familiar to him from the time of his childhood. As noted by one local researcher in the 1960s, "It is believed that Governor Yates spent numerous summers in the family homestead built by his grandfather."¹⁹ The future governor had been born in a brick gambrel-roofed house erected in Schenectady's Stockade area (26 Front Street) by his father, Christopher, who died there in 1785, and he subsequently came to live in a second house

¹⁷"Casual Observations," *Albany Express*, 26 April 1894; the article indicated that the document was then in the possession of Judge A.A. Yates of Schenectady.

¹⁸"Documenting Slavery in Schenectady," Grems-Doolittle Library Collection, <http://gremsdoolittlelibrary.blogspot.com/2013/10/documenting-slavery-in-schenectady.html>; accessed 15 August 2018.

¹⁹Adrienne Karis, supplemental information submitted with 1967 historic resource survey materials.

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nearby (17 Front Street).²⁰ He additionally lived for a time in a row house in Albany while governor, 1823-24, it having been built in 1811 for ironmonger John Stafford to the design of the noted Albany architect Philip Hooker.²¹ It was at the 17 Front Street house in Schenectady that Governor Yates entertained Major General Marquis de LaFayette on June 11, 1825, during his much celebrated American tour; "The general accompanied by the mayor, called upon Gov. Yates."²² It was also there that Yates died in March 1837.²³

Joseph C. Yates's political career and ascendancy has been well chronicled. In 1798 he was named as Schenectady's first mayor, following the passage of its charter as a city, having been appointed to that post by Governor John Jay, as such mayoral appointments were confirmed by the governor at that time. Yates was by that time a relatively young but respected lawyer; as noted in one source "the early history of [Schenectady] owes much to his far-seeing acumen, judicious counsel and high administrative ability."²⁴ Described in the same source as "robust and energetic, physically and mentally, and exhibiting an unusual fondness for study and a persevering love of knowledge," he pursued a career in law which was initiated under the tutelage of his cousin, Peter W. Yates, a distinguished lawyer and well-known political figure in Albany. In 1792 he was called to the bar and opened a law office in Schenectady, where he quickly distinguished himself not only in legal affairs, but also in all matters related to the city's improvement, among them in the realm of education. Along with members of the Glen, Fonda, Van Ingen, Oothout, Veeder and Duane families he is credited with the establishment of Union College, the success of which was always of tremendous importance to him, and where he remained a member of the board of trustees until his death.²⁵ After practicing law for over a decade, Yates focused increasingly on his growing political ambitions, and between 1806 and 1807 he served on the NYS State Senate for the Eastern District. In 1808, after serving on a commission relative to a boundary dispute with New Jersey, he was again elected to the state senate but shortly thereafter assumed a position on New York's Supreme Court, to fill the vacant position of Brockholst Livingston, and he served that role until 1823. His departure resulted from his election, in November 1822, to the governorship of New York. His term as governor, from January 1823 to December 1824, was preceded by that of DeWitt Clinton, who regained the office following Yates's term. It was at the urging of Martin Van Buren, then a United States Senator, that Yates had run for the office, and he handily defeated Samuel Southwick at the polls. Clinton had failed to be nominated by his party to run for reelection in 1822; however, he rode a surge of political

²⁰Both of these houses are HABS-HAER documented (HABS NY,47-SCHE,15-; HABS NY,47-SCHE,14-1); the 1862-63 *Schenectady City and County Directory* (Schenectady: Young & Graham, 1862) listed "Ann E. Yates, widow of Governor Yates, h. 17 Front."

²¹O. Abrahams and M. Kane, "First Residence of New York State Governor Joseph C. Yates," *Albany Walks for Health*, <http://www.albanywalksforhealth.com/items/show/4>.

²²"Reception of the Nation's Guest," *The Cabinet* (Schenectady, N.Y.), 15 June 1825.

²³Obituary, *Republican & Eagle* (Albany, N.Y.), 29 March 1837.

²⁴*History of the County of Schenectady*, 66.

²⁵*History of the County of Schenectady*, 79.

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support to recapture the seat in 1824. Yates remains the only Schenectady County native to have served as New York governor.

Yates was married three times during his life and had three children, all daughters: Helen Maria Yates (b. 1797); Anna Alida Yates (b. 1806); and Jane Jesepha Yates (b. 1811). He died in Schenectady in March 1837 and was interred in a family cemetery, but his remains were subsequently removed in 1889 to a vault at St. Peter's Episcopal Church in the Bronx at the initiative of his daughter Jane. Yates's prominence in New York State political affairs earned him considerable visibility in the period and it was in honor of his achievements that the Town of Yates in Orleans County, 1822, and Yates County, 1823, were named for him.

When Glenville was separated from the City of Schenectady at the beginning of the 1820s, the majority of its remaining open lands were surveyed and divided into 20-acre lots to be divided and sold to city residents as woodlots, with purchasers limited to a single lot.²⁶ This arrangement did not engender development, as these small lots were not suited to agricultural endeavors requiring larger acreage. The Yates farm, settled in the 1730s, was among those properties in present-day Glenville which had formerly been part of the city's Fourth Ward and which had previously been established on the north side of the Mohawk River, it being a considerable expanse of land that was actively farmed during the eighteenth and nineteenth centuries.

By the 1850s the house was owned by Andrew C. Yates, who was recorded in the federal census in 1850 and who is depicted as the owner on the 1856 Fagan map of Schenectady County.²⁷ Yates, 31 years old, noted his occupation in the census of that year as farmer with real estate valued at \$5,000. Yates was residing in a household along with Rhoda Yates, 22, Gertrude Yates, 32, and Joseph Yates, 26, in addition to an Irish-born laborer, John Cannady, 38. In the federal agricultural census of that year, Andrew Yates's property consisted of 125 improved acres and an additional 30 acres of unimproved land; agricultural activity focused on both livestock and the cultivation of cereal grains. Andrew C. Yates died in 1863 intestate, at which time Joseph C. Yates was appointed as his executor.²⁸ His death came as a result of his service to the Union Army, as military records record the August 1862 enlistment of Andrew C. Yates of Schenectady, farmer, and his death at Stafford Courthouse, Virginia, in February 1863.²⁹ Yates was serving in the same infantry regiment as Austin A. Yates (1836-1921), who went on to a distinguished career as

²⁶*History of the County of Schenectady*, 186.

²⁷*Map of Schenectady County, New York* (Philadelphia, PA: L. Fagan, 1856).

²⁸Letter of Administration, confirmed 24 March 1863; accessed at Ancestry.com

²⁹Muster rolls, Company F, 134th Regiment, New York Volunteers; accessed at Ancestry.com

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a lawyer and judge, and whose father was the Reverend John Austin Yates (1801-1849), a brother of governor Joseph C. Yates and a professor at Union College from 1827 until his death.³⁰

Post-Yates Family History

By the mid-1860s the property had passed out of the Yates family to new owners, presumably precipitated by Andrew C. Yates's death in 1863. The next identified owner, Joseph Birch, is depicted as the owner on the 1866 Stone & Stewart atlas map of Schenectady, which corroborates with census data. At the time of the 1865 New York census Birch (Burch variously), then 47, was residing in Glenville in a brick house with his wife, Martha, 53, three children, two servants and a boarder, the latter a five-year old relation of one of the two servants. Birch was actively farming the land and owned the property outright. The 1860 federal census portrayed a similar condition, though with one fewer servant, and placed a value of \$7,300 on the property. The Birch family continued to occupy the farm and house into the 1880s, and it appears they remained the owners until at least 1900, as represented in state and federal census data. It thus appears the Birch family was responsible for the lateral expansion of the brick house during their occupancy.

In the early 1920s the house entered a new phase of its history when it was purchased by Mrs. Edythe Porter, who opened it on Memorial Day 1922 as a restaurant. From this time forward the house has not served as a single-family residence, but instead as an inn and restaurant and in more recent times as an apartment complex. Details of the new inn and the building's historical connections to the Yates family, while in part inaccurate, were offered in the *Schenectady Gazette* at that time:

A picturesque wayside inn which once was the residence of one of New York's governors is to be opened on memorial day in the old Governor Yates mansion at Alplaus.

Announcement has just been made of this by Mrs. Edythe Porter, who has taken possession of the quaint white dwelling built a century or more ago, and has added one wing in which she has established a tea room, decorated in corn yellow and black. This house is the place where Governor Yates lived while he was governor, but it passed out of the Yates family about [date illegible]. It is now to be known as Governor's Inn.

The tea room, where tea luncheons are to be served every afternoon, is only part of the accommodations. There is also a private dining room, in French grey, mahogany and blue and a smaller private dining room in blue, gold and black. The total accommodations are 50. Regular dinners will be served Sundays and holidays from noon to about 8 o'clock, but on weekdays only by appointment.

The house has many quaint, old fashioned touches about it and the atmosphere is most congenial for all who enjoy a home-like stopping place...³¹

³⁰ Muster rolls, Company F, 134th Regiment; "Judge Austin A. Yates," *Schenectady Gazette*; "Prominent Jurist Dead," *The Saratogian*, 29 September 1921.

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The Governor's Inn continued in operation into the 1940s, as per newspaper accounts, and apparently at one time offered amenities beyond dining, including horse-back riding.³² By that time the associated property consisted of 35 acres of land, though a series of subdivisions and sales has since reduced the present parcel containing the house to two acres. By the later 1960s the house was owned by Joseph Donadio; the building was surveyed by the New York State Historic Trust (the precursor to the State Historic Preservation Office) in 1967, which noted that it had been remodeled that year and was in excellent condition. During the 1990s it was being used as an apartment building with commercial office space, and when last occupied it was functioning solely as an apartment complex. The property was foreclosed on in 2015 and purchased by the Town of Glenville in 2017.

Architectural Analysis

The construction of the core brick section of the Yates House portrays the permeation of new architectural aesthetics and ideals into a region where New World Dutch vernacular building traditions had predominated since the time of European settlement. The brick dwelling, as originally constructed, was representative of the growing presence of English-influenced architectural traditions, both structurally and aesthetically, in the region. The two story house type with symmetrical five-bay façade and central entrance is firmly rooted in eighteenth century Georgian architecture and was employed for both high-style and more traditional domestic architecture in the Colonial period in English-settled cultural regions. Among the first examples of this house type in the upper Hudson-Mohawk region were those erected for the area's social, political and economic elite, among them Johnson Hall, built ca. 1763 for Sir William Johnson (1715-1774) in Johnstown; Schuyler Mansion, erected ca. 1762 for Philip Schuyler (1733-1804) in Albany; and the Van Rensselaer Manor House, built for the Patroon, Stephen Van Rensselaer II, ca. 1765, also in Albany. In Glenville, the main block of the Glen-Sanders House, probably dating to ca. 1771 based on dendrochronological analysis, was similar in intent though lacking the rigid formality of the other house's facades. These houses, conspicuous in their form, scale and finish, were distinctively English in cultural origin and offered themselves as compelling models for others to emulate; they additionally illustrate the affiliation of prominent Dutch families like the Schuylers and Van Rensselaers with English material culture and shifting cultural paradigms in the region. Some of the features employed on these dwellings and others like them would come to inform vernacular architecture in the region as the century progressed, and as regionalized building traditions were challenged by new spatial, structural and aesthetic concepts. In New York State, the adoption of

³¹"Open Inn at Alplaus; Building Was Once Residence of Governor of State," *Schenectady Gazette*, 29 May 1922.

³²"Scotia Man's Battalion Shells Mt. Grande," *Schenectady Gazette*, 15 March 1945; "... [Corporal Gerald E.] Champagne was employed as a riding instructor at Governor's Inn, Alplaus."

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symmetrical five-bay facades and center hall plans in traditional New World Dutch stone houses offers ample evidence of the permeation of these concepts.

In the early nineteenth century the two-story house type with symmetrical façade and center hall plan, typically of brick or frame construction and with a gabled or hipped roof, coincided with the development of the Roman-inspired Federal style. This aesthetic was derived from the work of Robert Adam in England and was first transmitted to American builders by way of the builder's guides of William Pain. Popularized by Asher Benjamin, who relied heavily on Pain's work, in his 1797 *Country Builder's Assistant*, the style was the prevailing architectural fashion in the first three decades of the nineteenth century in America. During the post-Revolutionary War period, a considerable influx of settlers from New England increasingly eroded entrenched New World Dutch architectural traditions in the Hudson and Mohawk valleys, which had thrived in many areas despite the fact that the English had controlled New York since the mid-seventeenth century. The brick house which was built for the Yates family at Alplaus illustrates the increasing influence of these new architectural ideals at the turn of the nineteenth century and the gradual reordering of the region's architectural landscape. When completed, the house's form, brick construction and exterior features such as the gable-end quarter round windows would have been conspicuous in the contemporary architectural landscape and collectively offered themselves as an indication of the Yates family's familiarity and identification with these new ideals. It is not currently known whether the dwelling was erected for Yellis Yates, who occupied the farm during the 1790s and until his death in 1812, or sometime immediately thereafter by an heir. The historical record has thus far remained silent as to this important point.

Although the Yates family was of English origin, they were nevertheless thoroughly immersed in the New World Dutch culture of Albany and Schenectady and they intermarried considerably with New World Dutch families, among them the Winne and Marselis families, of Dutch origin, and the Bradts, of Norwegian extraction. Thus the house which Abraham Yates resided in within Schenectady's Stockade area in the eighteenth century was of a distinctive New World Dutch urban type. Schenectady retained much of its early Dutch character at the dawn of the nineteenth century. Two descriptions dating to this time period offer clear evidence to the point. In 1789 Schenectady was described as "compact and regular, built of brick and excepting a few, in the old Dutch style"; six years later another observer noted it as "a small town and containing mostly old houses built in the Dutch style which gives it altogether the appearance of an ancient European city."³³ While English and other observers noted that the Dutch in Albany and Schenectady kept their houses relatively neat and in good repair, they were nevertheless underwhelmed by their overall architectural character, often describing them in derogatory terms as

³³As quoted in Jonathan Pearson, *A History of the Schenectady Patent in the Dutch and English Times* (Albany, NY: Joel Munsell's Sons, 1883), 446.

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“gothick” or, to borrow an account published in 1789, “[having] but little conveniences and less elegance.” Dr. Timothy Dwight of Yale University, who made wide-ranging observations of the region as he saw it in his own travels, was even less impressed by the Dutch architecture of Albany, which he described in the following terms: “The houses are almost all built in the Dutch manner... with high sharp roofs, small windows and low ceilings. Their appearance is ordinarily dull and disagreeable.”³⁴

When Joseph Yates settled at Alplaus in the 1730s, it can be safely presumed the house which was soon thereafter built for his accommodation was of the timber-frame New World Dutch type, probably similar in some regards to the DeGraff house which once stood in Glenville on the Sacandaga Road. Houses of this type at the time were typically of the story-and-a-half type and relatively informal in plan, with space in the main block often augmented by a rear lean-to. In denser urban quarters, brick was sometimes used as a façade veneer, applied over the structural timber frame, unlike English load-bearing brick buildings of which the Yates house is an example. The Abraham Yates House was of the former type, with a brick-clad gable end oriented to front on the street, comporting with the many descriptions of Dutch houses in Albany and Schenectady offered near the turn of the nineteenth century. While impossible to know without documentary evidence, the Yates farm at Alplaus at one time probably included both a house and barn of the New World Dutch type, in addition to other characteristic features such as hay barracks and open sheds. A barn located on an adjacent property, once part of the farm and since converted into housing, would appear to represent a later epoch in the farm’s history along with the brick dwelling; it is unknown whether it was built for the Yates or Birch family.

The original house received modifications during the second half of the nineteenth century, among them the erection of the frame wing, which for a time likely accommodated the house’s kitchen; it is not presently known whether cooking functions were originally located within the brick block or otherwise in a wing that was subsequently supplanted by the new construct. The house’s nineteenth century history culminated in the ca. 1890 extension of the main block executed, it would appear, for the Birch family. During this time period the house had remained a single-family dwelling and the central feature of a working farm first established in the 1730s. The purchase ca. 1920 by Mrs. Edythe Porter initiated a new chapter in its history, that being its use as the Governor’s Inn. It was likely in advance of this new function that interior renovations were undertaken to the existing building, in order to create new dining spaces, among them larger and smaller private dining rooms. The introduction of Colonial Revivals-style elements, with their nostalgia for the architecture of the nation’s Colonial and Post-Colonial

³⁴Pearson, *A History of the Schenectady Patent in the Dutch and English Times*. 447.

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period, were presumably meant to reference the property's early history and its association with the prominent Yates family.

Conclusion

Erected on an extensive tract of land first settled by Joseph Yates in 1734, the ca. 1800 Yates House remains the preeminent extant component of a once prosperous farm which remained in the family's possession from the time of settlement into the 1860s. Although its history is not yet fully understood, the house is nevertheless an important survivor located at the core of the family's farm. Likely erected for Yellis Yates (1744-1812), or otherwise sometime immediately following his death, it enjoys anecdotal associations with one of the Yates family's preeminent figures, Joseph C. Yates (1768-1837), who served as the seventh governor of New York State and was highly visible in the local, regional and state affairs of his day. Today the house and two-acre parcel are all that remains of a once extensive farm property, along with a nearby small family cemetery and a barn that now functions as a residence.

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9. Major Bibliographical References

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

History of the County of Schenectady, N.Y. from 1662 to 1886. Albany, NY: H.H. Munsell, 1886.

New York Genealogical and Biographical Record, vol. 114. (October 1983).

Pearson, Jonathan. *A History of the Schenectady Patent in the Dutch and English Times.* Albany, NY: Joel Munsell's Sons, 1883.

Spafford, Horatio. *Gazetteer of the State of New York.* Albany, NY: B.D. Packard, 1824.

Yates, Austin A., ed. *Schenectady County, New York, Its History to the Close of the Nineteenth Century.* New York, NY: New York History Company, 1910.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☒ recorded by Historic American Buildings Survey #NY-3138
☐ 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 2.11 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 589186 4745650
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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

The boundary for this NRHP nomination is depicted on the enclosed mapping, which was drawn at a scale of 1: 24,000, 1: 12,000, and 1: 4,000. All maps, four in total, are entitled "Yates House, Glenville, Schenectady Co."

Boundary Justification (Explain why the boundaries were selected.)

The boundary for this NRHP nomination consists of just over two acres of land on the west side of Maple Avenue; this represents the remaining core acreage of a once-larger property, but excludes the barn on the property to the immediate northwest, which has been converted into a residential use. Also outside of the boundary is the Yates family cemetery, which is now divorced from the house parcel by recent residential development. The boundary only includes land historically associated with the property's development.

YATES HOUSE

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11. Form Prepared By

name/title William E. Krattinger

organization NYS Division for Historic Preservation

date August 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

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:

Photographs by William E. Krattinger, TIFF file format, August 2018; digital files at NYS Division for Historic Preservation.

- 001 EXTERIOR, Yates House, as viewed from southwest; view showing west gable end of brick section and wing
- 002 EXTERIOR, Yates House, principal elevation as viewed from immediate southwest
- 003 EXTERIOR, Yates House, east elevation, view looking to the southwest
- 004 EXTERIOR, Yates House, rear elevation, view looking to southeast
- 005 EXTERIOR, Yates House, intersection of brick section and west wing, view showing cornice and closed-off window
- 006 EXTERIOR, Yates House, detail view of Flemish bond brickwork, south façade
- 007 INTERIOR, Yates House, principal staircase, brick section; compare with HABS documentation
- 008 INTERIOR, Yates House, extant wood trim, southwest room first floor, brick section
- 009 INTERIOR, Yates House, intact back-banded wood trim, southwest room second floor, brick section
- 010 INTERIOR, Yates House, second floor front room, east extension, view south over front lawn
- 011 INTERIOR, Yates House, second floor front room, east extension, view showing intact baseboard, door and trim
- 012 INTERIOR, Yates House, first floor front room, east extension, showing Colonial Revival-style treatments
- 013 INTERIOR, Yates House, detail view of firebox, hearth extension, and mantel treatment, first floor, east extension
- 014 INTERIOR, Yates House, first floor west wing, view showing Colonial Revival-style treatments
- 015 INTERIOR, Yates House, first floor west wing, detail of corner cupboard and paneled dado

Property Owner:

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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

YATES HOUSE

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ABOVE, BELOW, and FOLLOWING PAGE; HABS photographic documentation



YATES HOUSE

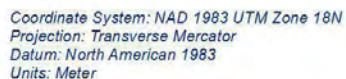
Name of Property

SCHENECTADY CO., N.Y.

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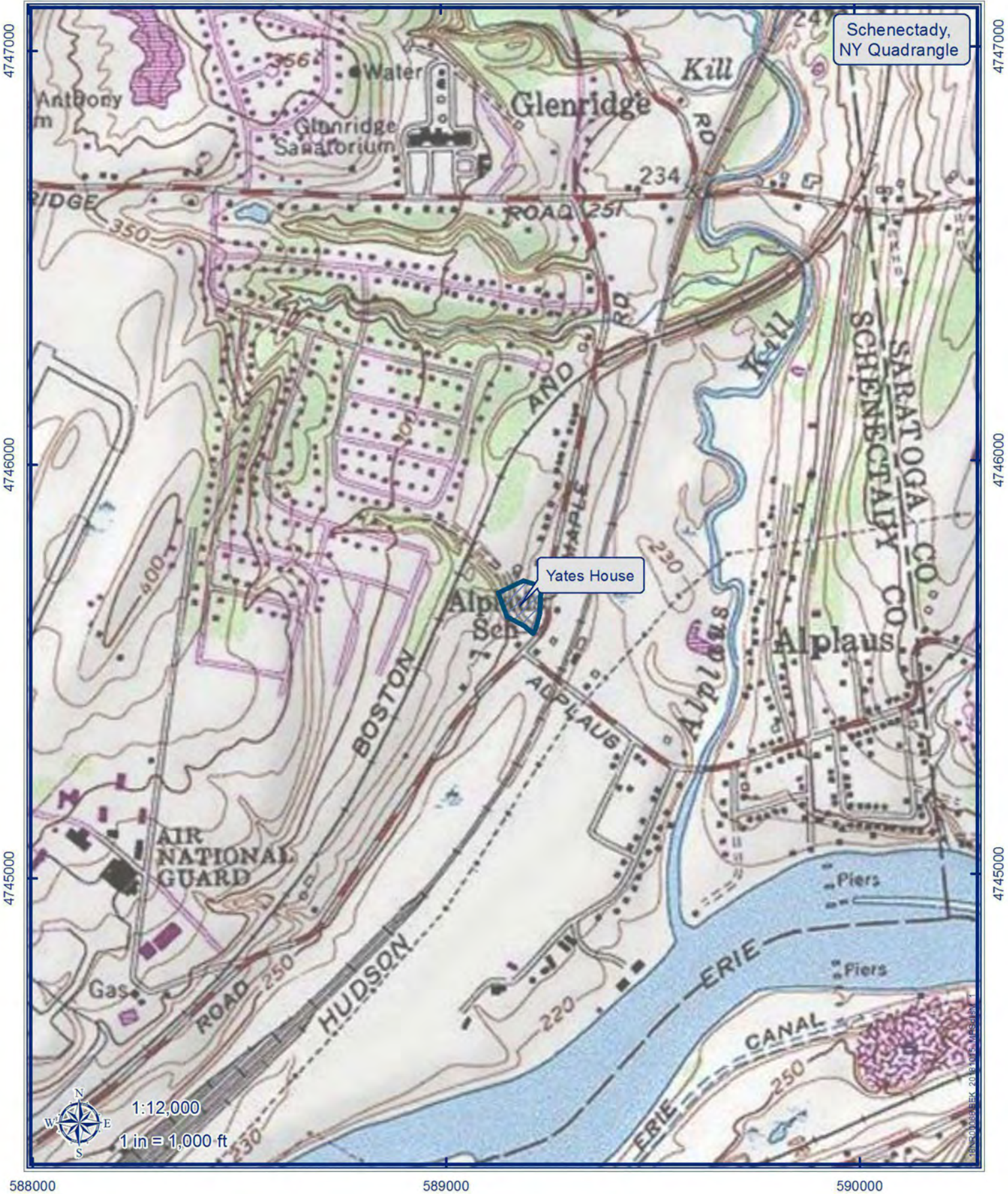
133 Maple Avenue
Schenectady, NY 12302



Yates House



Parks, Recreation and Historic Preservation

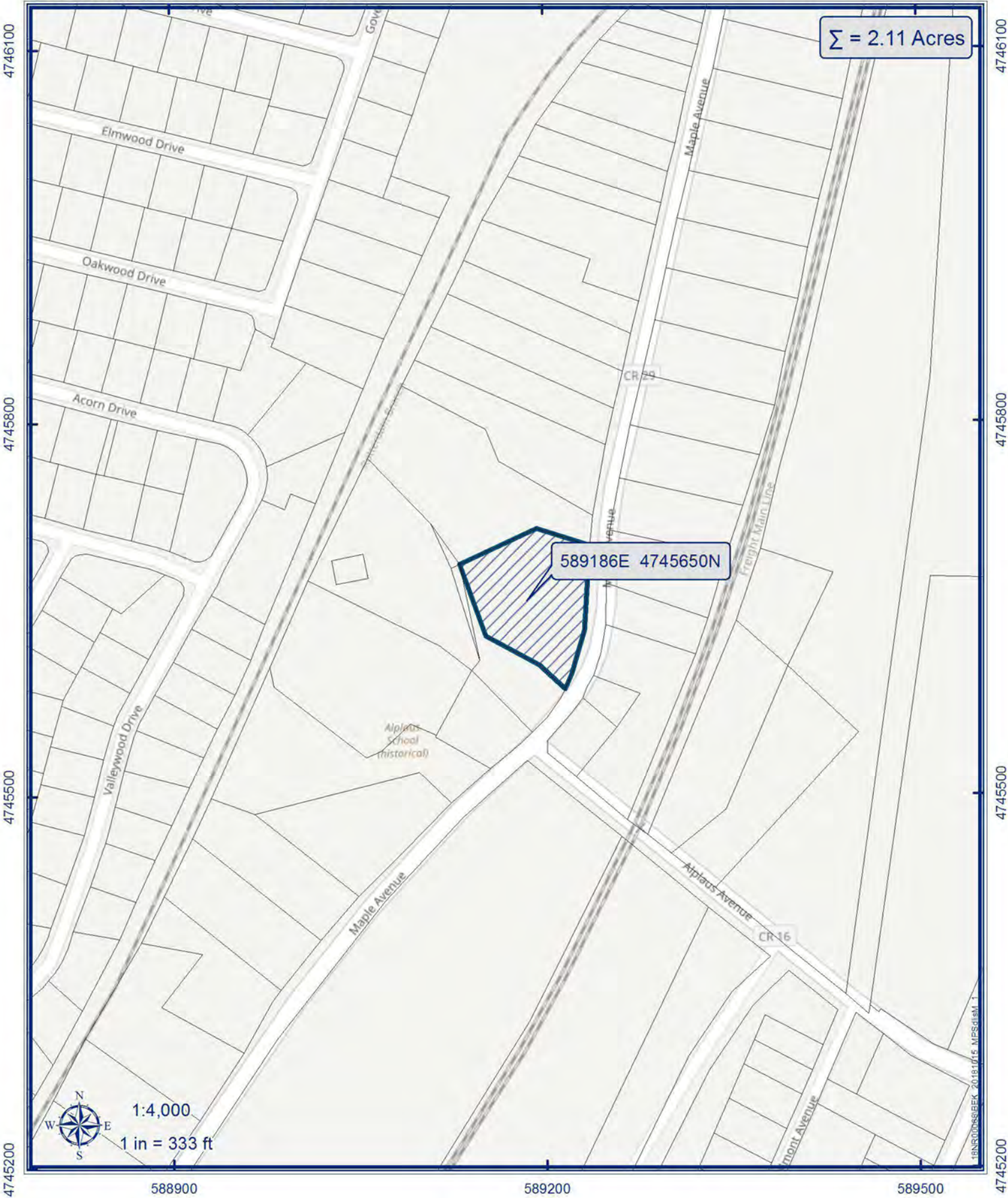


1:12,000
1 in = 1,000 ft

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

0 380 760 1,520 Feet

Yates House
NEW YORK STATE OF OPPORTUNITY
Parks, Recreation and Historic Preservation



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

0 125 250 500 Feet



Parks, Recreation
and Historic Preservation









1338

























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination
Property Name: Yates House
Multiple Name:
State & County: NEW YORK, Schenectady

Date Received: 12/17/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 1/31/2019 Date of Weekly List:

Reference number: SG100003396
Nominator: SHPO
Reason For Review:

X Accept Return Reject 1/31/2019 Date

Abstract/Summary Comments: Automatic listing due to lapse in appropriations

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

10 December 2018

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

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:

St. Anthony Convent and School, Onondaga County
Triboro Hospital for Tuberculosis, Queens County
Yates House, Schenectady County
Glenwood Cemetery, Cortland County
German Evangelical Church of St. John's, Kings 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