

## Supplementary Listing Record

NRIS Reference Number: SG100000615

Date Listed: 6/16/2017

Property Name: Green, John, House

County: Rockland

State: NY

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

*Alexis Abernathy*  
\_\_\_\_\_  
Signature of the Keeper

6/7/2017

\_\_\_\_\_  
Date of Action

=====

**Amended Items in Nomination:**

The John Green House has gone through many changes through the decades of its existence. It is still important for the man who had the house built, John Green. Green is very important to the region in the area of commerce. While the building has undergone many changes in the decades of the 20th Century, there are many early building techniques that can be understood as the building still retains many original building techniques unique to the early English settlers.

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The NEW YORK SHPO was notified of this amendment.

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**DISTRIBUTION:**

**National Register property file**

**Nominating Authority** (without nomination attachment)

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 GREEN, JOHN, HOUSE

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

### 2. Location

street & number 23 MAIN STREET

city or town NYACK

state NEW YORK code NY county ROCKLAND code 087 zip code 10960

|  |
|--|
|  |
|  |

not for publication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

Ruth A. Pappert DSHPO 12/2/16  
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

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

Alexis Abernathy 6/7/2017  
Signature of the Keeper Date of Action

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## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input 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               | <b>Total</b> |

### 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

N/A

## 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

### Materials

(Enter categories from instructions.)

foundation: STONE

walls: STONE

roof: ASPHALT

other: WOOD, GLASS

## Narrative Description

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**Summary Paragraph**

The ca. 1819 John Green House, located on the lower portion of Main Street in the Village of Nyack, Rockland County, New York, is a two-and-one-half story building of load-bearing sandstone construction with a gambrel roof and side-hall floor plan. The house is now the focus of a concerted grassroots preservation effort that seeks to stabilize and rehabilitate it to its historic-era appearance in advance of placing it back into active service. Once the centerpiece of a large commercial property owned by Green that included wharves and storehouses adjacent to the Hudson River, the house is an extremely rare survivor from an earlier epoch of Nyack's history—it is thought to be the oldest standing house within the village—and it occupies a small associated parcel of land. As built ca. 1819 the sandstone walls were laid up in traditional fashion, the stone being bedded in a clay-based mortar with lime pointing. The original walls have partially failed on the east and south elevations, requiring the introduction of concrete block into the wall membrane. Sometime after 1930, all four elevations were parged with concrete-based stucco. In 2016, with grant assistance, work was begun to remove the stucco and restore the original sandstone.<sup>1</sup> To date, stucco has been removed from approximately 75 percent of the façade, revealing original sandstone lintels and other features that were formerly concealed. Work has recently begun to remove stucco from the other elevations as well. The framed-out gambrel ends are sheathed with asphalt panels in simulation of the wood shingles that are depicted in this location in the earliest identified photograph of the house, taken ca. 1930, and the asphalt shingling that covers the roof was bedded directly on an earlier wood shingle surface. The house's façade, oriented to face northwards towards Main Street, once had an Italianate-style porch, added during the middle decades of the nineteenth century, as did the rear elevation; both have since been removed.

On the interior, the original plan survives with some modifications. The side hall plan can be described as two rooms on each floor, each with a fireplace. At some point the attic story was also finished for use. Historic-period features and finishes (ca. 1817-ca. 1900) include the open-stringer staircase in the hall, which provides vertical communication between the first, second, and upper floor (the latter corresponding with space located within the lower slope of the gambrel) and corner fireplaces in the front rooms at first and second-floor levels. The house at one time included a frame kitchen ell, which was removed at an unknown date (prior to 1887). In most recent times the house served as an apartment building, with separate units on each of its three principal floor levels; this helped to preserve the original plan. While the John Green House has suffered in recent years due to a lack of upkeep, it remains a building of exceptional importance to the history of the Nyacks and Rockland County, is associated with a seminal figure in the region's history, and possesses features that link it to an identified domestic typology and construction tradition in this part of New York State's Hudson Valley.

**Narrative Description**

**Location & Setting**

The John Green House is located on the south side of lower Main Street, east of the busy Broadway corridor, in the Village of Nyack, Rockland County, New York. The house is oriented with its principal three-bay elevation facing north, towards Main Street, just a short distance east of where that road meets the north-south course of Gedney Street. Broadway, which is characterized as North Broadway and South Broadway where it intersects with Main Street, forms a major north-south thoroughfare which links Nyack

<sup>1</sup> The New York Bridge Community Benefits Fund awarded \$130,000 for exterior restoration of the stone and roof repairs.



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with Upper Nyack to the north, towards Hook Mountain, and South Nyack to the south (Nyack, Upper Nyack and South Nyack are often referred to collectively as “the Nyacks”). This portion of the Village of Nyack has evolved and changed from the time the house was constructed in the first quarter of the nineteenth century, at which time it was the centerpiece of a large commercial property that stretched eastward to the shore of the Hudson River; the area between the house and river has since been developed, and a large multi-story housing complex, including an eight-story tower, looms to the east, beyond River Street, thereby obscuring the river from view. To the immediate north, beyond Main Street and east of Gedney Street, is a large open parking lot; residential properties are located to the immediate east and west of the nominated property, and also to the south, the latter ones fronting on Burd Street. The house now occupies a small parcel of land which is bounded on the Main Street side by a chain link fence separating the property from the adjacent sidewalk. The site is generally flat and contained within an urban streetscape.

Construction & Integrity Overview

The house (32' by 36' in size) was built with walls of roughly dressed, locally quarried red sandstone laid in random-range ashlar, the wall membrane measuring 18" in depth above a 24" deep foundation wall; the individual stones that form the walls of the superstructure vary from approximately 8" to 10" in height and in length from roughly 12" to 22" and are square or rectangular in shape. The exterior wall currently consists of the original stonework in addition to several areas of concrete block infill on the east and south elevations that were added where original sections of the stone wall failed. Although some parts of the stone are still concealed by stucco, work is now underway to remove it and restore the stone walls. At last report, approximately 75 percent of the stucco on the façade and small portions on the side walls had been removed. Only minor work has begun on the rear elevation; however, portions of the sandstone are already exposed. The northeast corner of the stone wall was rebuilt to stabilize it. In many places, portions of the lime mortar have been lost and will also be restored.

Original window openings were spanned by splayed cut-sandstone lintels with structural wood lintels behind; the stone lintels on the façade are intact and have been revealed as the stucco has been removed. A ca. 1930 image of the dwelling shows the principal window openings at first and second-story level fitted with six-over-six wood sash and the dormer windows hung with two-over-two sash. For those lintels that need to be repaired or rebuilt, temporary lintels have been inserted in their places. Current windows are one-over-one wood sash or temporary windows covering the original openings for protection while their sash are being restored.

Interior framing consists of both hand-hewn and sawn wood components, and flooring consisted originally of tongue-and-groove wide pine boards laid over pine subflooring. Plaster was applied to individual riven laths or was otherwise rendered on the interior face of the stone wall (later areas of plaster, such as on the upper level, were applied to standardized sawn lath). The gambrel roof was framed using a common rafter-purlin plate system and it is punctuated by two dormers on the north and south lower slopes which bring light into the finished area within. The roof was finished with wood shingles applied to sawn lath that is still visible from within the attic. The two front rooms at first and second-floor level were heated with corner fireplaces (extant); the rear rooms also appear to have been heated with fireplaces (not corner fireplaces), though the corresponding area within the chimney breast is covered and has not yet been investigated. Cooking was, by all indication, dispensed in an attached kitchen wing, since removed.

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In addition to the distinctive plan, the principal original interior feature is the staircase, an open-stringer type with a rounded handrail, square balusters and newel posts; evidence suggests it was shifted to its present position later in the building's history, probably from a position on the opposite, south, side of the hallway. One room at first-floor level has a pressed-tin ceiling, presumably installed ca. 1900, and the upper finished floor has plaster and wood finish work suggesting that it may be contemporary with the other ca. 1870 Italianate-style improvements and that it may have been finished for habitation at that time. Efforts are now being undertaken to systematically remove non-historic material, such as the kitchen infrastructure added to the three principal levels in association with the building's use as an apartment facility.

Exterior

The John Green House is three bays wide on its principal, or north, elevation; two bays wide on its west side elevation; blind at first and second-story level on the east elevation; and three bays wide on its rear, or south, elevation. On the principal elevation, the westernmost bay at first-story level—the original main entrance, corresponding with a side hall within—was at one time infilled, as depicted on the 1984 photograph, and the entrance was placed on the west elevation in order to better effect vertical circulation in the ca. 1930s-2008 three-apartment scheme. The infill material and stucco has now been removed, thereby revealing the original door opening, frame, and sandstone transom (the position of this transom, when compared with the position of the staircase inside, provides compelling evidence that the stair, although original, was relocated within the hallway at a later date, and possibly earlier than when the building was renovated to serve as apartments). Windows at first and second-story levels and the two dormers are all fitted with replacement sash. Some windows are now covered with temporary sash while they are being repaired. An unmoulded wood fascia and aluminum gutter mark the transition between the wall and roof planes on the front and rear elevations; however, repair work has revealed moulded trim on the east eave. The roof is covered with deteriorated asphalt. The two dormers retain later nineteenth-century wood detailing and have low gabled roofs, and their sides are fitted with asphalt panels which mimic wood shingling, a treatment repeated on the framed-out ends of the gambrel.

The west elevation was at one time abutted by a frame kitchen wing, removed by 1887 (as per that year's Sanborn fire insurance map). The present fenestration consists of a door and window at first-story level and two windows at both second and half-story levels. One of these first-story bays originally served as a door linking the stone main block with the kitchen ell. The small square-shaped second-story window, not original, appears by the time of the ca. 1930 image. The present side entrance door, used in the apartment configuration, now occupies the position shown by a window in that image. Conspicuous on this elevation is a vertical fiber-cement pipe which served hot water heaters inside, a vestige of the apartment use, and a surface-mounted electrical conduit also related to that function. The faux-shingle asphalt paneling corresponding with the gambrel end has deteriorated and is beginning to fall away.

The south elevation is largely configured like the opposite north elevation, being three bays wide and having two dormers corresponding with the lower slope of the gambrel roof. In the 1990s a considerable section of this wall collapsed, leading to its replacement with concrete block, which was subsequently parged over with stucco. A bulkhead basement stair of stone construction on this elevation provided communication between the basement and the outside.

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The east elevation of the building lacks fenestration at first and second-story levels; it is not yet known whether this was an original condition, due to the presence of the two brick masses on this side of the plan, or whether windows on this wall were lost at the time concrete block was introduced to address failing masonry like on the adjacent south wall. Two brick chimneys, parged over with concrete, rise from the gambrel roof and are set back slightly; still evident on the southernmost one is the corbelled top that appears in the ca. 1930 photograph. The gambrel is punctuated by two windows corresponding with the finished space within and matching the position of those on the opposite wall, and there is additionally a round-arched window between them and positioned slightly higher.

**Interior**

The interior is presently configured into three apartments, one on each of the three principal levels (there is additionally the basement and the unfinished attic area corresponding with the upper portion of the gambrel roof). Efforts are presently being undertaken to carefully remove non-historic material and reveal aspects of the original and subsequent historic-period features. The basic spatial configuration from the ca. 1819 construction campaign remains evident at first and second-floor levels, consisting of a side hall astride of which are front and rear rooms; the upper floor, within the lower slope of the gambrel, also generally follows this basic spatial configuration, but evidence suggests that this level was not finished for habitation until later in the nineteenth century, given the nature of the wood and plaster finishes there.

What follows is a room by room description of the finishes which have thus far been observed on the three finished levels of space and in the basement. This information is paraphrased from Winston C. Perry Jr., AIA, "The John Green House: Draft Preservation Plan" (March 2015). Cited moulding types are illustrated in the appendix.

In the front room at first floor level, the flooring is currently obscured by non-historic coverings, and the baseboards and door casings are non-historic. In the southeast corner is a corner fireplace, which now lacks its mantel and other trim. As for the rear room, some sections of historic-period baseboard ("Type D") remain, as do portions of door casings ("Type A"). The ceiling has been fitted with decorative pressed tin, applied directly to the plaster; three of the four walls retain their corresponding pressed-tin cornice. Flooring here is again obscured by non-historic material. There is a projecting chimney breast against the east wall; it is presumed that a firebox is contained within this mass, though it may have also functioned in association with a Franklin stove or related type. The stair hall is divided by a non-historic partition which serves to provide separation from the first-floor apartment. As for the stair itself, it is original to ca. 1819, though it appears to have been moved from its original position to the opposite side of the hallway at a later date, given the awkward way in which it constricts headroom at the entrance, and since an adjacent area contains sawn and non-riven lath—this suggesting it was moved during the historic period.

The front room at second floor level has obscured flooring, and the wood baseboards in this room are replacements. The door casing between the front and rear room is of an early type with moulded backband and beaded interior edge ("Type A"). As with the room below, a corner fireplace is present in the southeast corner, though it is deteriorated and its lintel has partially failed; no associated mantel or trim remains. Removal of portions of the gypsum board revealed plaster, presumably original, but not yet more thoroughly investigated. The rear room again has obscured flooring, and most all of the baseboard has been replaced,

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excepting a short run of earlier material ("Type D"). Walls and ceilings are covered with gypsum board, though plaster and lath is visible behind areas of the wall. The chimney mass, located against the east wall, requires further investigation to establish the presence of a firebox.

The third floor shows indicators of a later period, as expressed in both the plaster and woodwork. Flooring is presently obscured, and historic-period baseboards ("Type E") and door casings (both "Type B" and "Type C") are present in the rear room. The plaster ceiling, applied to sawn lath, has failed. A stove pipe in this room is vented into the southernmost chimney.

The attic is unfinished, allowing for examination of the roof framing from the level of the collar ties to the roof's apex (corresponding with the upper slope of the gambrel). The top plate rests on the top of the stone wall, and at its four corners is secured by diagonal bracing, which is framed into the plate sections with half-dovetail joints. Rafters are half lapped and pinned at their apex. As for the basement, there is evidence that it at one time accommodated domestic functions, given the presence of a stovepipe connection to the north chimney and evidence of white washed walls.

In addition to the concrete block and stucco cladding, the other alterations and post-historic-period changes are readily apparent. Window openings have been fitted with replacement sash or are otherwise missing and boarded up; the original principal entrance on the north façade was enclosed but has recently been revealed. Plaster finish has been lost in some areas of the interior or is otherwise covered with gypsum board, and portions of the original pine floor boards are obscured underneath various layers of carpeting, linoleum and plywood (in some instances riven lath, but not the corresponding plaster, survives in situ). Some of the house's wood work, which may or may not have been original to the ca. 1819 construction date—given the introduction of other Italianate-style features to the house ca. 1870 (the principal interior spaces save for the stair hall may have been modified)—has been removed, though some representative door and window architraves and other finish trim remains.

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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:

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

### Areas of Significance

(Enter categories from instructions.)

**ARCHITECTURE**

**COMMERCE**

### Period of Significance

ca. 1819- ca. 1900

### Significant Dates

ca. 1819; ca. 1870; ca. 1900

### Significant Person

(Complete only if Criterion B is marked above.)

GREEN, JOHN

### Cultural Affiliation

N/A

### Architect/Builder

N/A

### Period of Significance (justification)

The cited period of significance for this NRHP nomination, ca. 1819- ca. 1910, encompasses all of those physical features which are deemed significant to the nominated building.

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

N/A

**Statement of Significance Summary Paragraph**

The John Green House is significant under criterion A in the area of commerce as one of few remaining buildings in the village of Nyack associated with its earliest period of growth and commercial development. Built c 1819, the nominated building is also the only surviving building directly associated with John Green, one of Nyack's preeminent early figures. Green was an entrepreneur whose vision for the community specifically helped transform Nyack into a thriving seat of regional commerce during the first quarter of the nineteenth century. A native of Albany County who came to Rockland County around the turn of the nineteenth century, Green reestablished his financial footing and soon proved a central player in the two major transportation improvements which led to Nyack's emergence as an important commercial center. These were the construction of the Nyack Turnpike, which linked Nyack's waterfront with distant commercial and manufacturing enterprises to the west, and the establishment of regular steamboat service in the mid-1820s. The building was erected and employed as part of Green's large commercial enterprise. Although it may not have been Green's primary home, it was significantly associated with him during his most productive period as the centerpiece of the substantial business complex, including numerous wharves and a lumber yard, that he developed along the shore of the Hudson River and it was clearly used by Green in a business or residential capacity. In addition to his central importance in fostering the growth of Nyack's commercial interest, Green was also a civic-minded individual who made important contributions to the community's religious and educational institutions; he was instrumental in the early history of both the Nyack library and the First Methodist Church, and personally helped finance the construction of the latter. Green (1772-1842) can rightly be considered one of the preeminent figures in Nyack's development from a relatively inconsequential Hudson River hamlet into a considerable regional seat of transportation, manufacturing, and commerce. Not only is the Green house the only surviving resource associated with an important figure in the early history of Nyack, it is one of few remaining architectural resources left in Nyack that chronicles its earliest period of growth and commercial development.

The building is also significant under Criterion D for its ability to provide information about early residential building types in Nyack and about vernacular building traditions in the village. The Green house is both one of the earliest surviving houses in the village and a rare surviving example of English-inspired vernacular building traditions. The square-plan, two or two and one-half story house with an end gable or gambrel roof and a side-hall plan is a distinctive house type found throughout areas of Rockland and Orange Counties settled by the English. The three-bay façade with offset entrance generally corresponds with a two-room-deep interior plan with chimneys located either on the opposite end wall or with a chimney mass between the front and rear rooms. This distinctive house type was employed in English-settled areas throughout the region in the late eighteenth and early nineteenth centuries in different materials, including wood, stone and brick. Although load-bearing sandstone walls are *sometimes* associated with the Dutch, they were just as often used by English builders. In the John Green House, the sandstone material was combined with a form and plan that are conspicuously English. Although this form was once popular in Nyack, the Green House is the last example

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in the village and thus offers an unparalleled opportunity to study its use in a more urban context.<sup>2</sup> Although the building has suffered some alterations, the original building materials survive, as do the most important character-defining features of its form and plan. The building retains its gambrel roof framing system, its side-hall plan, its original stair, and its two-room configuration on both main floors. Its two corner fireplaces have been reopened; two additional fireplaces are believed to survive behind later coverings. Although the attic was not finished originally, an upper room beneath the lower slope of the gambrel was later defined. This exact configuration survives today. In terms of materials, the building retains its sandstone walls and lintels (now being restored under grant funding), as well as an original wood shingle roof under contemporary asphalt shingles. It also retains all of its original window and door openings and some important pieces of wood trim.

Over time Green's once-prosperous business fell away and the property was greatly reduced, leaving only the house and a small parcel of land, the same condition as found currently. The building is significant because it is directly associated with the economic development of Nyack under John Green, because it is a rare and intact example of a settlement period residence in Nyack, and because it provides an opportunity to study English vernacular architectural traditions.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Historical Context**

The area of Rockland County within which the Village of Nyack is located was first settled in the seventeenth century, marking it one of New York State's earliest settlement areas. A deed dated 1671 records the sale of the land on the west side of the Hudson River from Clausland Mountain to Hook Mountain, roughly the area now occupied by the villages of South Nyack, Nyack and Upper Nyack, by a group of native Americans to Balthazar De Harte.<sup>3</sup> That same year, this land was also patented to Claus Jensen van Purmarent, by Governor Philip Cartaret of New Jersey. Van Purmarent sold the center portion of his land, consisting of what is now the northern part of the Village of Nyack, to Dowe Tallman. Neither Purmarent nor Tallman settled these lands, though their sons did. Dowe Tallman's son, Harmanus Tallman (also written Herman Dowsen), became the first recorded European-born settler in what is now Rockland County when he came to what he called his "new Orange camp" in 1676, on land that would later be the site of the nominated house.

A century later the Nyack area consisted of about a dozen farms, each running from the river edge to the top of the raised landforms which rise to the west. Red sandstone, which appeared naturally at intervals along the shore, was quarried for local use and later shipped to New York City via sloop in association with major building projects there. Quarrying thrived between 1800 and 1840, with 31 active quarries situated in the short stretch between Grand View and Upper Nyack. The transportation of stone initially required ships to effect river transportation and led to the success of the local boat building industry; more Hudson River sloops were probably built in Nyack than in any other community on the river.

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<sup>2</sup> Several others survive in the surrounding region. Houses of this type were an alternative to the costlier five-bay center hall constructs rooted in Georgian-era design principles and were sometimes expanded laterally to achieve the full five-bay format subsequently.

<sup>3</sup> Portions of this section were largely drawn or paraphrased from the historical content included in Winston C. Perry Jr., AIA, "The John Green House: Draft Preservation Plan" (March 2015).



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The Tallmans' property was little changed until 1793, when a lot with river frontage at the foot of the future Main Street was sold to Abraham Tallman by his relatives. There Tallman obtained water rights in the Hudson River and built Nyack's first commercial dock, and it was he who sold this lot and dock to John Green in April 1818. In 1799 the Tallman heirs sold the rest of the portion of their farm in the future downtown Nyack area, except for a lot at their mill on the Nyack Brook, located west of the future Franklin Street, to Abraham Lydecker, himself married to a Tallman. In 1813 Tunis and Peter Smith purchased the Lydecker land from Abraham Lydecker and the two divided the tract between themselves. Tunis Smith retained the portion between Broadway and the Hudson River and Peter Smith the part west of Broadway. Five years later John Green came to occupy the adjacent dock built by Abraham Tallman.

As noted by Perry, these three men—John Green, Tunis Smith and Peter Smith—cooperated in many ways as the developers and promoters of the Village of Nyack, which grew exponentially during their residency.<sup>4</sup> From the seven houses remembered by Captain Isaac Smith as being extant there in 1814, the population had grown to more than 2,000 people by the time of the 1860 federal census. Following the completion of the Nyack Turnpike and the establishment of regular steamboat service, the foundations for a thriving center of commerce had been successfully laid. As it grew the community sustained a number of shipyards in addition to blacksmiths, a window sash maker, a carriage maker, a livery stable, and a variety of other shops and stores. A booming shoe manufacturing industry, involving half a dozen factories, was initiated in the years immediately following Green's death.

John Edward Green, a native of Cohoes, Albany County, New York, was born in 1772, prior to the outbreak of the American Revolution. Before removing to Rockland County, he operated a successful lumber yard in his native Cohoes, an enterprise which was subsequently lost to fire. Following this personal and professional misfortune he moved to the Nyack area, where he worked for a time as a laborer for the Cornelison family, prior to reestablishing a lumber business in New York City. He came to Nyack around 1810 and there relocated his business interests and established himself as a preeminent merchant and citizen. Green soon proved instrumental in developments which would transform Nyack from its provincial origins into a thriving Hudson River hamlet; this transformation was by no means limited to Nyack, as it would have profound repercussions for outlying areas of Rockland County as well.<sup>5</sup>

Green was among a prominent group of Rockland County citizens who successfully petitioned the New York State Legislature for the authorization of the incorporation of the Nyack Turnpike in 1816. When first put into service during the 1820s, this overland transportation route provided a reliable way for commercial interests in the western part of Rockland County, such as those near Suffern, to access a shipping point via the Hudson River. At the time Nyack remained a small hamlet consisting of a limited number of buildings clustered around its river landing and a number of outlying farms which fanned outward from that point. Isolated from the western part of the county by the Clarksville marsh (located near the current Palisades Center), its residents were almost entirely dependent on river sloops for commerce and communication with New York City and points to the north. The wind-powered sloops were notoriously unreliable due to the vagaries of the wind, and

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<sup>4</sup> Ibid., 10.

<sup>5</sup> Ibid., 6.

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this condition effectively limited development of the isolated Nyack community. The completion of the turnpike helped to remedy this geographic problem and spurred the development of Nyack into a thriving Hudson River landing.

The second vital improvement came with the arrival of steamboat navigation, also during the 1820s, which supplanted the less reliable wind-driven sloop—this alone was probably the single transformative event in the community's history, though it nevertheless required the previous completion of the turnpike to make the impact that it did. John Green was among those individuals who established the Nyack Steamship Association in 1826, and he put up significant personal capital for the construction of the steamboat *Orange* (originally christened the *Nyack*)—along with William Perry and Tunis Smith—which was built by Henry Gesner of Nyack and completed and launched in 1828, under the command of Captain John White Jr.<sup>6</sup> John Green's grandson, the historian Dr. Frank Bertangue Green, in his 1886 *History of Rockland County*, noted the extensive changes wrought to both Nyack and the interior parts of the Rockland County—which were by this time connected to the Hudson River by way of the turnpike—by the arrival of reliable steamboat transportation at the foot of Main Street:

The tide of travel, which had been divided between Haverstraw, Nyack and Tappan landings, now centered on the points touched at by the steamboat, and the quantity of freight carried was enormous. From the landing at the foot of the present Main Street, rows of wagons waiting their turn to unload would extend to Franklin Street on steamboat days. From Ramapo, from Ladentown, even from Haverstraw, both passengers and freight came to the Nyack boat, and she was loaded till the water was within a few inches of her guard, and then was frequently compelled to take one or two sloops in tow to carry the surplus freight.<sup>7</sup>

In addition to his direct association with these important transportation and business developments which helped transform Nyack and the larger county, Green was also an active participant in the cultural and religious life of the community, as he served as an early trustee of the Nyack library and as a founding trustee of the Nyack Methodist Church. He was a major donor to the church, which remains to this day on North Broadway in Upper Nyack, a sandstone-walled building dedicated in 1814. The organization of the church was effected at a meeting conducted at Green's house in association with William Palmer and Nicholas Williamson:

RESOLVED, that this be regarded a meeting to organize and build a Methodist Episcopal Church;  
RESOLVED—that we begin to build the Church to-morrow morning. Carried.

This building, which carries the distinction of being the oldest continuously used religious building extant in Rockland County, was erected on land deeded in February 1813 for the purpose by William Palmer; as for Green and Williamson, they “gave the money in the proportion of \$1.00 of the former to \$2.00 of the latter,” with additional contributions by Garret Onderdonk and other individuals.<sup>8</sup>

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<sup>6</sup> “Notice,” *Evening Post* (New York), 22 October 1828.

<sup>7</sup> Frank Bertangue Green, *The History of Rockland County* (New York: A.S. Barnes & Co., 1886), 212.

<sup>8</sup> The “Old Stone Church.”

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Green had established his business interests prior to the completion of the turnpike and arrival of the steamboat, as he was responsible for establishing Nyack's first lumber yard around 1810, a short distance north of the dock at the terminus of Main Street; it was undoubtedly the limitations placed upon this nascent enterprise that opened his mind to the possibility of improved travel to and from Nyack. In 1819 Green opened a store "on Main Street, at the foot of Canfield Street."<sup>9</sup> This store was later operated under the firm name of Green & Gurnee and later yet as the partnership of Green & Goetchius. Among the best accounts of the historic complexion of this property—which included the nominated house—in the mid-nineteenth century is a real estate advertisement which ran in a New York City newspaper in September 1841. It offered a detailed description of the property and its various features and further suggests that Green was by this time shifting his business interests largely to New York City, given his expressed interest in real estate there:

FOR SALE: A first rate and old established business stand, situate [sic] in the Village of Nyack, Rockland County, recently occupied by the late firm of Green and Goetschius.

The subscriber, in consequence of the death of his late partner, offers for sale his business property At Nyack Landing, together with the stock in trade of said firm, which consists of a great variety of goods, necessary for a Country store, also, a Lumber Yard and Field, Lime, Manure, &c.

The said goods will be inventoried at the original cost, and a liberal discount made to any person purchasing the whole. Said property consists of about  $\frac{3}{4}$  of an acre of land, with a dock in front. On the premises there is a fine two story dwelling house, 28 by 32 feet, with convenient rooms, garret, cellar, kitchen, well of water, a brick cistern, smoke house, large stable and carriage house. Also, a frame store 35 by 40 feet, with necessary fixtures. On the dock there are two store houses and lime house. Nyack is beautifully situated on the Hudson River, about 26 miles from the City of New York, where the Steamboat Arrow regularly plies.

Productive real estate in New York City will be taken in exchange.

JOHN GREEN<sup>10</sup>

Documenting Green's ownership of the house is easy; however, establishing Green's occupancy of the house using census records is difficult, given that he owned multiple properties in what was the Town of Orangetown census tract in the period from 1800 until his death. Green also owned two dwellings during this period, as he additionally had a house in nearby South Nyack, which he purchased in 1799—in the deed for that property he was noted as "John Green, boatman, of Orangetown"—and an adjacent 30-acre farm purchased a few years later, both of which he owned all his life. One possibility, as forwarded by historian Winston Perry, is that Green built the nominated house as a headquarters of sorts for his Nyack business enterprises, and in time came to install his son Nicholas to reside there and manage the business interests while he continued to live in South Nyack and ply his trade selling lumber and stone on the Hudson River from his sloops, or perhaps focused on the New York City lumber yard that was later owned and operated by various sons. In his will, which identified him as John Green of New York City, he indicated that his youngest son, Edward, could

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<sup>9</sup> Green, *Rockland County*, 336.

<sup>10</sup> "FOR SALE," *Commercial Advertiser* (New York), 16 September 1841.

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continue to have the Nyack house and business for three years after John's death, on the same basis as he had it at that time.<sup>11</sup>

John Green is depicted in the 1820 federal census as residing in the Town of Orangetown in a household consisting of 10 free whites and two slaves, one male and one female, both under the age of 14; it remains unclear whether this record represents the nominated house or Green's South Nyack house. At the time of the 1840 federal census the John Green household consisted only two individuals, both free blacks—possibly the manumitted slaves depicted in the 1820 census record. Again, it is not known which of the Green properties is depicted by this record, but given that the property was being marketed for sale in the early 1840s, this census record may well be the household in question. Green's son Edward was also noted as a resident of Orangetown in the 1840 census, as the head of a household composed of eight individuals.

**Green Ownership Overview & Chain of Ownership<sup>12</sup>**

Abraham Tallman purchased the property on which the John Green House now stands in 1793; at that time, the property extended east to the shore of the Hudson River and included Nyack's first commercial dock. Tallman sold this property to John P. Austin in 1813 and Austin lost a half interest in it at a sheriff's sale in 1815; the sheriff's deed records that the property at that time included a dwelling house, a water grant, and a wharf. Two years later Abraham Tallman bought the property back at a chancery sale and again a house is mentioned in the deed. On April 8, 1818, Abraham Tallman sold the property to John Green, though no mention of a house was made in that deed. At that time the property extended from the Hudson River to Piermont Avenue along the south side of Main Street, excluding a small lot on the corner of Piermont and Main that belonged to Henry Gesner. Captain Isaac Smith included Abraham Tallman's house in his enumeration of the seven residences extant in Nyack in 1814. The question arises whether the John Green House was the one built by Abraham Tallman when he owned the land, or whether it is a newer one built for Green after his purchase in 1818. Based on physical and documentary evidence it is currently believed that the house was built for Green and not Tallman, ca. 1819. This date is supported by the recollections of Mr. Oblenis, published in the 1880s, which stated that "John Green built his stone house in 1819."

The property remained in the possession of the Green family until 1867—following Green's death it was resided in for a time by his widow, Sarah—at which time George Green, acting as an executor to the estate of John Green, conveyed it to Thomas Magee. During this time the house was occupied by Magee and then by his widow, Mary E. Magee, until 1900. In 1880 Magee sold the eastern portion of the property, inclusive of the business infrastructure centering on the waterfront, to Nicholas St. Pierre. Following a gap in the record, the property containing the house was sold in 1947 by Lonie Frazier to Walter Brooks, who sold it to the P.W. Realty Corporation in 1955, which then sold it, reacquired it, and sold it again in a series of transactions ending in 1957. Between 1963 and 1995 it was owned by Stuart Mitchell. In 2015 it was acquired by the current owners, the John Green Preservation Coalition. It is believed that the house was first converted into a three-apartment unit in the 1930s, a use that continued until the building was vacated ca. 2008.

<sup>11</sup> Personal correspondence, Perry Jr. to Krattinger, 22 June 2016.

<sup>12</sup>Perry Jr. "Draft Preservation Plan," 11, 41.

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**Architectural Analysis**

The John Green House presents a stellar opportunity example to learn about early vernacular architecture in Nyack. The Green house is a recognizable historic housing type in the lower and mid-Hudson Valley and one which is represented by numerous extant examples in Rockland and Orange counties, among other areas of New York State. The basic design premise is a roughly square-plan construct, two or two-and-one-half stories in height, with an end gable (or in this instance gambrel) roof. The façade consists of three regularly spaced bays with offset entrance which corresponds internally with a side hall floor plan; fireplaces were located either on the end wall opposite the hallway or otherwise they occupied a central position corresponding with a chimney mass located between the front and rear rooms. This general type was employed in the region in the eighteenth and nineteenth centuries, with examples constructed in wood frame, stone and brick. While the John Green House's load-bearing sandstone walls and the method in which they were laid up—with clay-mortar bedding protected from the elements by lime pointing—recalls a longstanding tradition of Dutch houses in this region, the overall form and floorplan are more closely associated with English-inspired architectural traditions and the earliest examples of this type in the Hudson Valley appear in areas settled by British peoples. Baird's Tavern in Warwick, traditionally dated to ca. 1766, is a prominent and early example of the type in Orange County, and others are to be found scattered throughout the towns of Goshen and Montgomery. The ca. 1722 Bull House in Hamptonburgh, built by British immigrant stone mason William Bull, is perhaps the earliest identified example in the region inclusive of both counties. Houses of this type were an alternative to the costlier five-bay center hall constructs rooted in Georgian-era design principles and were sometimes later expanded laterally to achieve the full five-bay format. Extant examples of the two-story, side-hall house type in Rockland County include a ca. 1800 brick house in Piermont, where there are additionally two other two-story houses of sandstone construction, though of different bay arrangement and floor plan than the nominated house. All are conspicuous in their deviation from the typical story-and-a-half type preferred by the region's Dutch peoples.

The nominated house was erected during the period of popularity of the Federal style, during which time two-story houses of both the three and five-bay type came into more common use in Rockland County. With its large Dutch population and simmering resentment towards the English, traditional domestic forms and architectural fashions in the county remained strong until the dawn of the nineteenth century among its non-English populace. At that time a growing acceptance of English culture found expression in the introduction of Federal-style features into the older sandstone houses, while those built in that period increasingly used aspects of the new aesthetic, such as plaster ceilings and woodwork reflecting the moulding profiles and motifs characteristic of the style. Features associated with Dutch houses, such as the jambless fireplace and exposed ceiling beams, were already passing into memory by the latter years of the eighteenth century. By the time Green's house was built, just before 1820, most aspects of the longstanding Dutch building tradition in the area had been eroded in the face of new influences, as localized and regional traditions were reshaped in the early national period. Green, as an up-and-coming merchant with connections to New York City, chose a house form that bespoke of his position in the community and the success of the business enterprises that he and his sons presided over nearby. Its construction in sandstone lent the house a certain amount of cache, though the emergence of local brick yards such as those at Haverstraw would soon make brick both more desirable and more accessible.

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Another distinctive aspect of the house is its gambrel roof, of the high-breaking type, which is characterized by a shorter upper slope and longer lower slopes. The gambrel roof, in concert with the sweeping eaves that oftentimes sprang from its lower slopes, formed a signature aspect of regional vernacular design in the area including Rockland County and Bergen County, New Jersey. Again, although this feature is often *assumed* to be Dutch, its ultimate derivation was English. In fact, the Dutch appropriated the feature from the English and wove it into their distinctive vernacular. It was employed in so many Dutch houses that it is mistakenly thought to have originated with them. This roof type continued to be employed in Rockland County and adjacent Bergen County, New Jersey, into the second quarter of the nineteenth century. Among the last identified examples is the ca. 1832 Blauvelt house, now owned by the Historical Society of Rockland County, which combines a gambrel roof with sprung eaves and was built with brick masonry and Greek Revival-style detailing.

The Green house originally had either an attached or freestanding wood frame kitchen, as indicated in an 1842 real estate advertisement, which noted “a large two story stone house” in addition to a “frame kitchen.”<sup>13</sup> A frame kitchen ell is depicted on nineteenth-century mapping though it had been removed from the house by the time it was depicted on the 1887 Sanborn fire insurance map. It does not appear that accommodation for cooking was originally made in the main block at the time the house was constructed, and as such the now-lost wing is presumed to date to the original building campaign.

Alterations and changes in more recent times have degraded the house’s physical attributes; however, it nevertheless retains the most important aspects of its original plan, frame, materials, heating features, and one of its principal areas of architectural interest, the staircase. The upper level, situated within the lower slope of the gambrel, displays finishes which suggest it was finished much later in the building’s history, perhaps in the third quarter of the nineteenth century. As the Green house is restored, our knowledge of early nineteenth century vernacular residential architecture in Nyack will be significantly enhanced.

**Conclusion**

The John Green House remains a remarkable touchstone to the early history and development of Nyack, and its emergence from a provincial hamlet into a seat of considerable regional commerce beginning in the 1820s. Central to this narrative was John Green, whose vision was in large measure responsible for connecting Nyack with distant Rockland County manufacturing communities by means of the Nyack Turnpike and for the creation of regular steamboat service, which provided reliable communication with distant markets. These two transportation improvements in which Green was a central player had dramatic consequences for Nyack and for Rockland County. The nominated house, while suffering the effects of dereliction, is nevertheless a historic resource of tremendous importance to the antebellum history of the region. It is a rare and endangered survivor from a remarkable era in this region’s development.

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<sup>13</sup>“FOR SALE,” *Commercial Advertiser* (New York), 4 May 1842.

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

**9. Major Bibliographical References**

**Bibliography**

Green, Frank Bertangué. *The History of Rockland County* (New York: A.S. Barnes & Co., 1886

Perry Jr., Winston C. AIA, "The John Green House: Draft Preservation Plan." March 2015.

**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** Less than one acre

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 18 591038 4549350  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description**

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

**Boundary Justification**

The boundary has been drawn to correspond with the current legal tax boundary for the property; any additional land once belonging to John Green has been sold off and subdivided many years ago.



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**11. Form Prepared By**

|                 |  |           |                   |
|-----------------|--|-----------|-------------------|
| name/title      | William E. Krattinger  |           |                   |
| organization    | NYS Division for Historic Preservation   | date      | July 2016         |
| street & number | PO Box 189   | telephone | (518) 268-2167    |
| city or town    | Waterford  | State     | NY zip code 12180 |
| e-mail          | <a href="mailto:William.Krattinger@parks.ny.gov">William.Krattinger@parks.ny.gov</a> |           |                   |

**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, April 2014; TIFF file format, original digital files at NYS Division for Historic Preservation, Waterford, NY 12188.

|     |  |
|-----|--|
| 001 | EXTERIOR, view looking to southeast showing north (principal) and west end elevations                    |
| 002 | EXTERIOR, view showing north elevation   |
| 003 | EXTERIOR, masonry detail, view showing sandstone wall units, clay-based mortar and lime putty pointing   |
| 004 | INTERIOR, main staircase, view showing original handrail, newels posts and hand-railing                  |
| 005 | INTERIOR, second floor front room, view showing original corner fireplace enclosed behind sheetrock wall |
| 006 | INTERIOR, second floor front room, view showing hearth extension and plank flooring                      |
| 007 | INTERIOR, first floor hallway, view showing original hand-riven lath                                     |
| 008 | INTERIOR, detail view, second floor, view showing back-banded and moulded door architrave                |
| 009 | INTERIOR, upper story, view showing remaining finishes, stone wall and roof rafters                      |
| 010 | HISTORIC VIEW  |

**Property Owner:**

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

|                 |   |           |          |
|-----------------|---|-----------|----------|
| name            | John Green House Preservation Coalition |           |          |
| 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.).

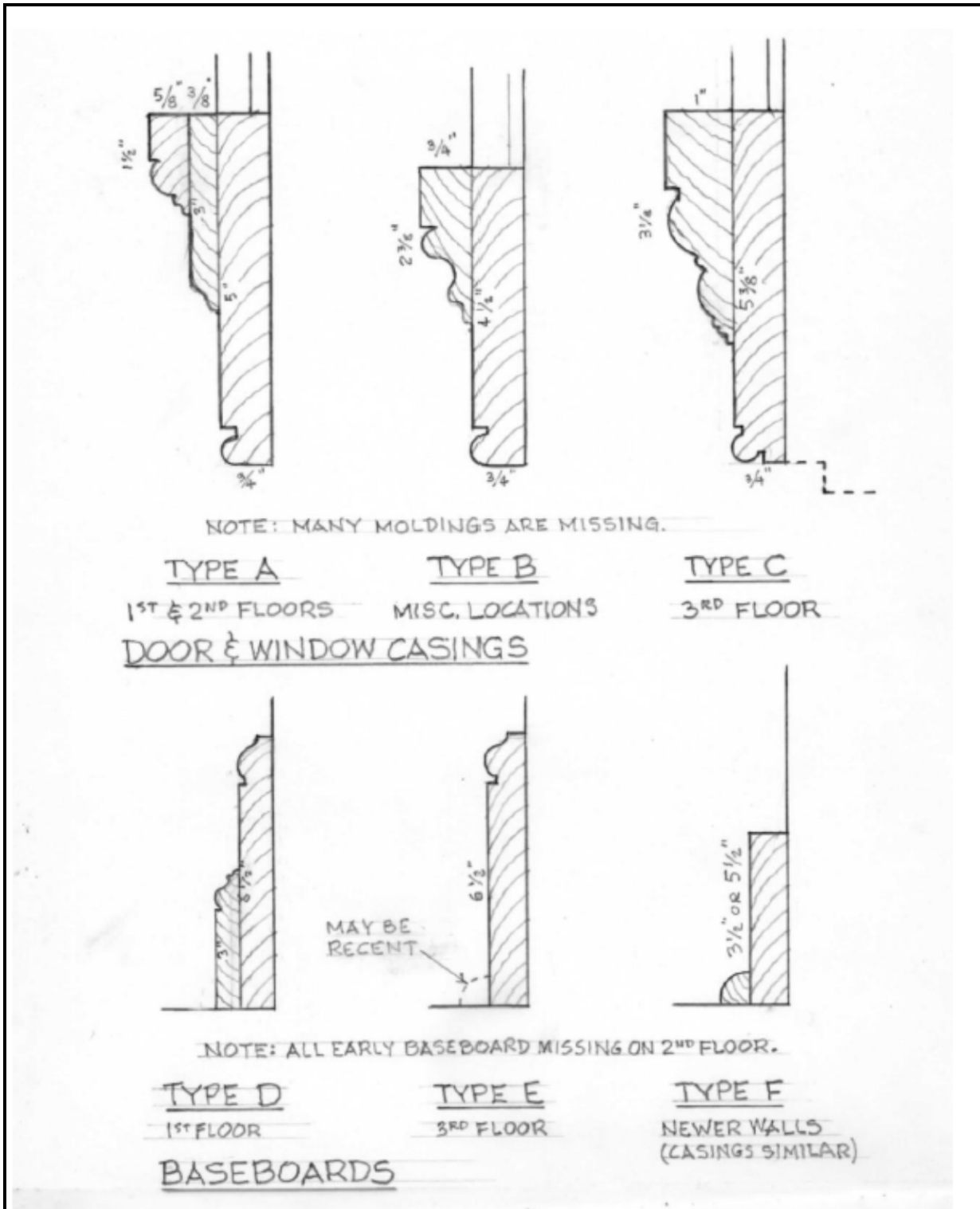
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

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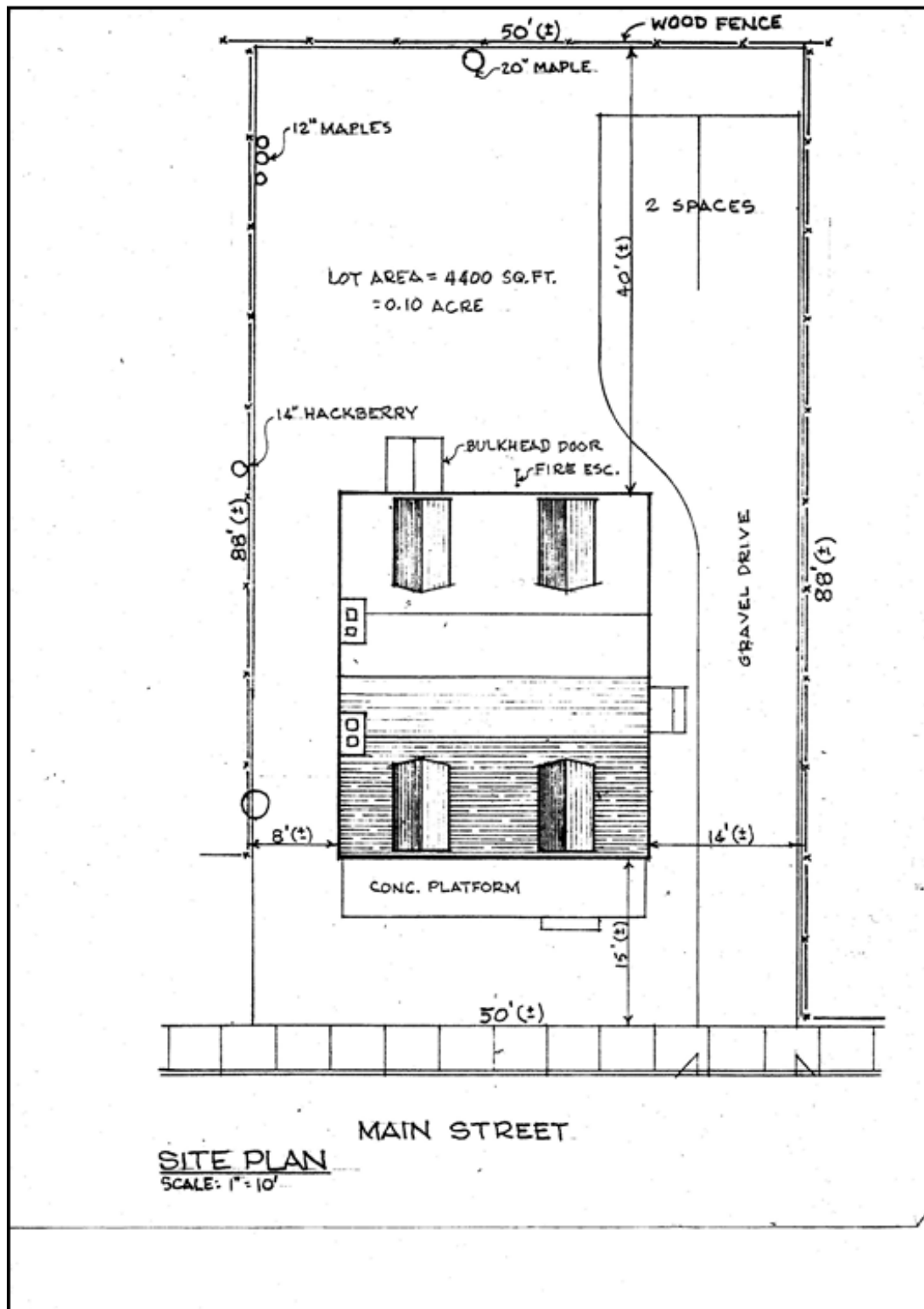
ABOVE, representative moulding profiles as drawn by Winston C. Perry, Jr., AIA

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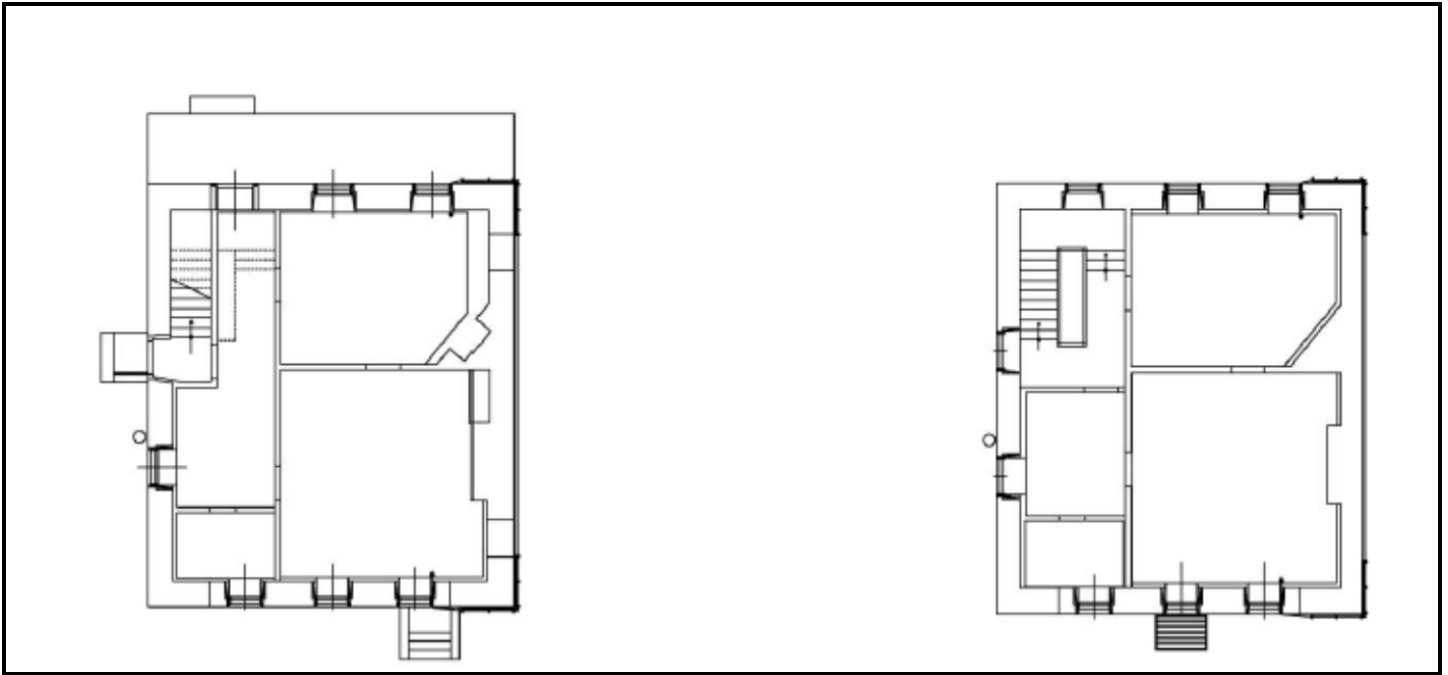


**GREEN, JOHN, HOUSE**

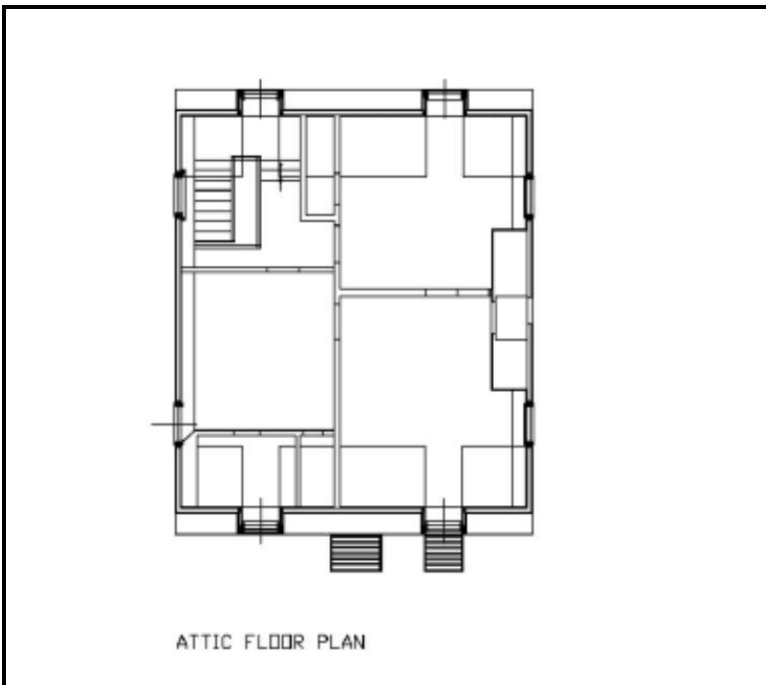
Name of Property

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Floor plan, existing conditions, ABOVE, left & right, first and second floor; BELOW, upper floor

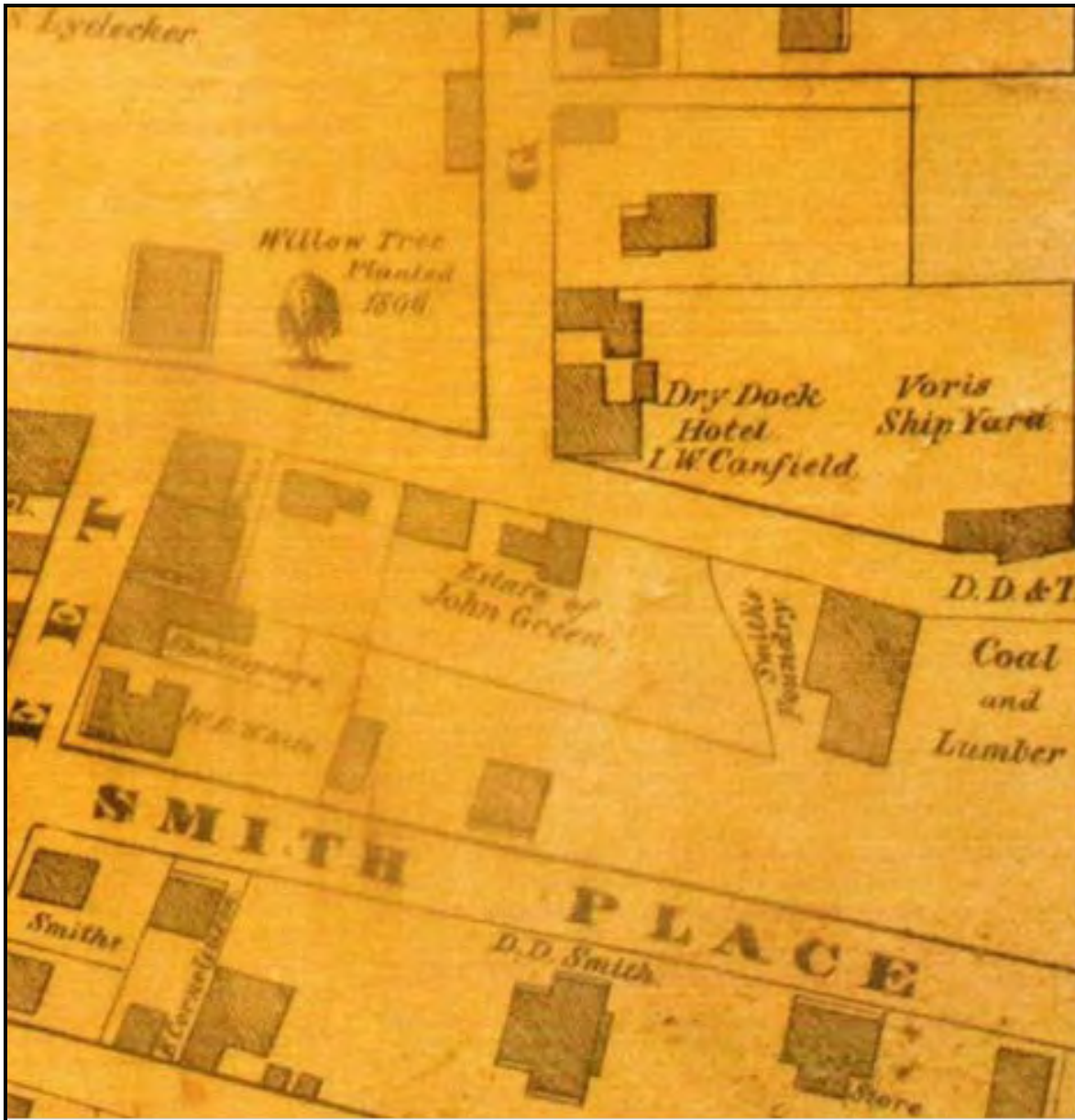


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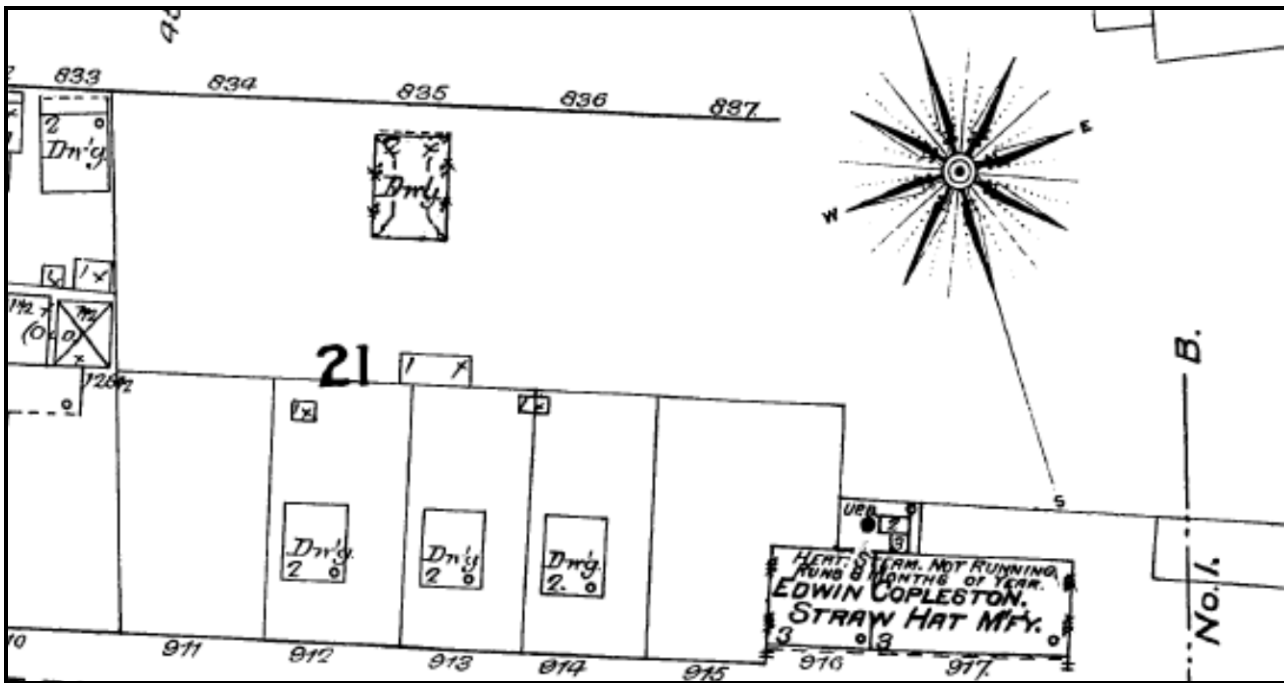
ABOVE, Dripps map, 1859, property shown as “Estate of John Green.” This image depicts both the now-removed kitchen wing and an adjacent structure to the immediate west.

**GREEN, JOHN, HOUSE**

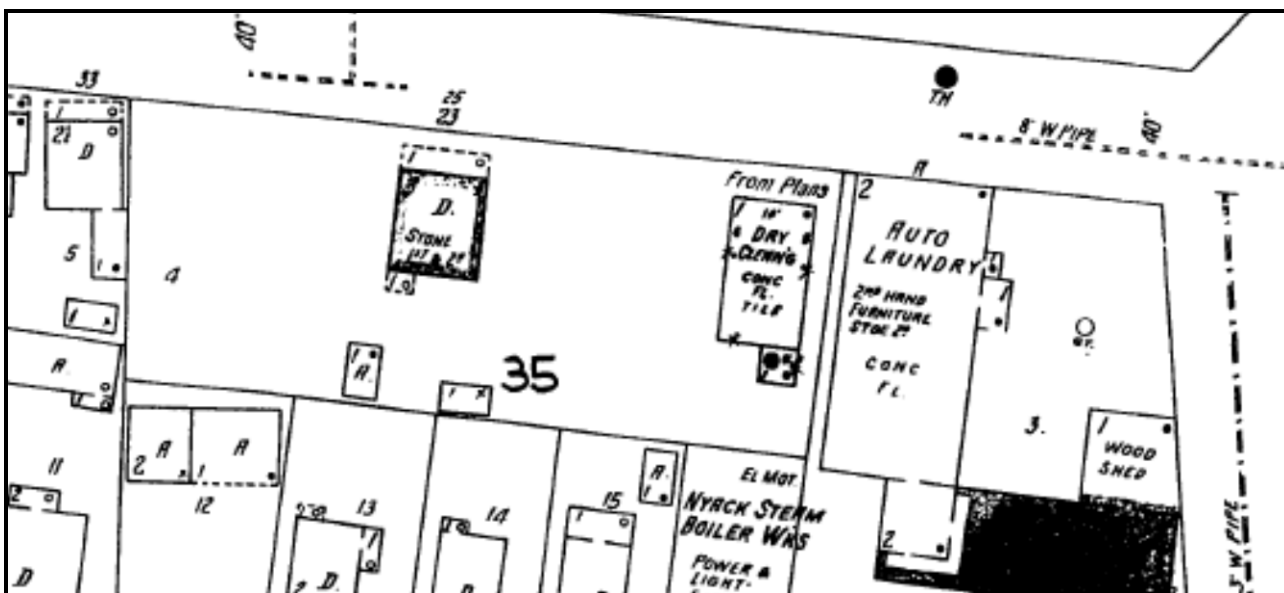
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ABOVE & BELOW, Sanborn mapping, 1887 and 1926 respectively; the frame kitchen wing which is cited in 1840s rear estate advertisements, and which appears in nineteenth century maps, was removed by this time. It is possible that the one-story structure shown at the bottom of the parcel was the wing, relocated on the site.



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ABOVE, view of house as it appeared in 1984; note stucco-clad exterior, some remaining window sash, and parged-over entrance door.



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Two examples of two-story, three-bay side hall plan houses in Orange County constructed with stone masonry. ABOVE, Baird's Tavern, Warwick, Orange County, ca. 1766; BELOW, Bull House, Hamptonburgh, ca. 1722.



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19  
MAIN

9  
→

WRECKED HOUSE  
UNDER REPAIR  
NO ACCESS





VILLAGE OF NYACK FIRE INSPECTOR

VILLAGE OF NYACK FIRE INSPECTOR



































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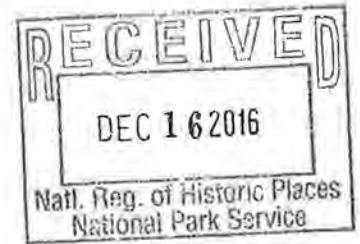




**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner



9 December 2016

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

Re: National Register Nomination

Dear Ms. Abernathy:

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

LeRoy Downtown Historic District, Genesee County  
John Green House, Rockland County  
St. John's Episcopal Church, Westchester County  
Jewell Family Homestead, Chenango County  
Blauvelt-Cropsey Farm, Rockland County  
Cornwallville Cemetery, Greene County

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

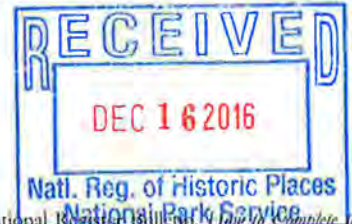
Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

56615



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 GREEN, JOHN, HOUSE

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

### 2. Location

street & number 23 MAIN STREET

city or town NYACK

state NEW YORK

code NY

county ROCKLAND

code 087

zip code 10960

☐ 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

Ruth A. Puopart DBHPO 12/2/16  
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register        determined eligible for the National Register  
       determined not eligible for the National Register        removed from the National Register  
       other (explain:) \_\_\_\_\_

Signature of the Keeper Date of Action

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## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input 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               | <b>Total</b> |

### 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

N/A

## 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

### Materials

(Enter categories from instructions.)

foundation: STONE

walls: STONE

roof: ASPHALT

other: WOOD, GLASS

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**Narrative Description**

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**Summary Paragraph**

The ca. 1819 John Green House, located on the lower portion of Main Street in the Village of Nyack, Rockland County, New York, is a two-and-one-half story masonry building of load-bearing sandstone construction erected with a gambrel roof and side-hall floor plan. Although unoccupied and suffering the effects of extended neglect and deferred maintenance, the house is now the focus of a concerted grassroots preservation effort that seeks to stabilize and rehabilitate it to its historic-era appearance in advance of placing it back into active service. Once the centerpiece of a large commercial property owned by Green that included wharves and storehouses adjacent to the Hudson River, the house today remains a survivor from an earlier epoch of Nyack's history—it is presently thought to be the oldest standing house within the village—and it survives on a small associated parcel of land. As built ca. 1819 the sandstone walls were laid up in traditional fashion, the stone being bedded in a clay-based mortar with lime pointing; the original walls have partially failed on the east and south elevations, requiring the introduction of concrete block into the wall membrane, and all four elevations were parged with concrete-based stucco sometime in the building's later history. The framed-out gambrel ends are sheathed with asphalt panels in simulation of wood shingles—these are depicted in this location in the earliest identified photograph of the house, taken ca. 1930—and asphalt shingling covers the roof and was bedded directly on an earlier wood shingle surface. The house's façade, oriented to face northwards towards Main Street, once had an Italianate-style porch, added during the middle decades of the nineteenth century, as did the rear elevation; both have since been removed. Inside, the original plan remains largely as built, though not without some modification; historic-period features and finishes (ca. 1817-ca. 1900) include the open-stringer staircase in the hall, which provides vertical communication between the first, second and upper floor (the latter corresponding with space located within the lower slope of the gambrel) and corner fireplaces at first and second-floor level, these having been covered over later in the building's history. The house at one time included a frame kitchen ell, which was removed at an unknown date (prior to 1887). In most recent times the house served as an apartment building, with separate units on each of its three principal floor levels. While the John Green House has suffered in recent years due to a lack of investment and upkeep, it, nevertheless, remains a building of exceptional importance to the history of the Nyacks and Rockland County, associated as it is with a seminal figure in the region's history and with features that link it to an identified domestic typology and construction traditions in this part of New York State's Hudson Valley.

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**Narrative Description**

**Location & Setting**

The John Green House and associated property are located on the south side of lower Main Street, east of the busy Broadway corridor, in the Village of Nyack, Rockland County, New York. The house is oriented with its principal three-bay elevation facing north, towards Main Street, just a short distance east of where that road meets the north-south course of Gedney Street. Broadway, which is characterized as North Broadway and South Broadway where it intersects with Main Street, forms a major north-south thoroughfare which links Nyack with Upper Nyack to the north, towards Hook Mountain, and South Nyack to the south (Nyack, Upper Nyack and South Nyack are often referred to collectively as "the Nyacks"). This portion of the Village of Nyack has evolved and changed from the time the house was first constructed in the first quarter of the nineteenth century, at which time it was the centerpiece of a large commercial property that stretched eastward to the shore of the Hudson River; the area between the house and river has since been developed, and a large multi-story housing complex inclusive of an eight-story tower looms to the east, beyond River Street, thereby obscuring the river from view. To the immediate north, beyond Main Street and east of Gedney Street, is a large open parking lot; residential properties are located to the immediate east and west of the nominated property, and also to the south, the latter ones fronting on Burd Street. The house now occupies a small parcel of land which is bounded on the Main Street side by a chain link fence

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separating the property from the adjacent sidewalk. The site is generally flat and contains little in the way of manipulated landscape embellishment.

Construction & Integrity Overview

The nominated building is a load-bearing masonry construct built above a fully excavated basement; the exterior wall membrane presently consists of the original stone work in addition to areas of concrete block infill on the east and south elevations that was added where original sections of the stone wall failed. The house was built with walls of roughly dressed, locally quarried red sandstone laid in random-range ashlar, the wall membrane measuring 18" in depth above a 24" deep foundation wall; the individual stones that form the walls of the superstructure vary from approximately 8" to 10" in height and vary in length from roughly 12" to 22" in width, and are square or rectangular in shape. Original window openings were spanned by splayed cut-sandstone lintels with structural wood lintels behind; a ca. 1930 image of the dwelling shows the principal window openings at first and second-story level fitted with six-over-six wood sash and the dormer windows hung with two-over-two sash. Interior framing consists of both hand-hewn and sawn wood components, and flooring consisted originally of tongue-and-groove wide pine board laid over pine subflooring. Plaster was applied to individual riven laths or was otherwise rendered on the interior face of the stone wall (later areas of plaster, such as on the upper level, were applied to standardized sawn lath). The gambrel roof was framed using a common rafter-purlin plate system and it is punctuated by two dormers on the north and south lower slopes which bring light into the finished area within. The roof was finished with wood shingles applied to sawn shingle lath, still visible from within the attic. The two front rooms at first and second-floor level were heated with corner fireplaces; the rear rooms appear to have been heated with fireplaces, though the corresponding area within the chimney breast is presently covered and has not yet been revealed. Cooking was by all indication dispensed in an attached kitchen wing, since removed.

In addition to the introduction of concrete block where the original exterior masonry membrane failed on the east and south elevations, other alterations and post-historic-period changes are readily apparent. Window openings have been fitted with replacement sash or are otherwise missing and boarded up; the original principal entrance on the north façade was also enclosed and has only recently been revealed. Plaster finish has been lost in some areas of the interior or is otherwise covered with gypsum board, and portions of the original pine floor boards are obscured underneath various layers of carpeting, linoleum and plywood (in some instances riven lath, but not the corresponding plaster, survives in situ). Some of the house's wood work, which may or may not have been original to the ca. 1819 construction date—given the introduction of other Italianate-style features to the house ca. 1870 (the principal interior spaces save for the stair hall may have been modified)—has been removed, though some representative door and window architraves and other finish trim remains. The principal interior feature that remains from the original construction period is the staircase, of an open-stringer type with a rounded handrail, square balusters and newel posts; evidence suggests it was shifted to its present position later in the building's history, probably from a position on the opposite south side of the hallway. One room at first-floor level has a pressed-tin ceiling, presumably installed ca. 1900, and the upper finished floor has plaster and wood finish work suggesting it may be contemporary with the other ca. 1870 Italianate-style improvements, and that it may have been finished for habitation at that time. Efforts are presently being undertaken to systematically remove non-historic material from the building, such as the kitchen infrastructure added to the three principal levels in association with the building's use as an apartment facility. The building is not presently inhabitable due to its degraded condition, in large measure the result of many years of service as minimum-standard apartments marketed to low-income tenants by landlords who invested little in the way of upkeep and improvement. Records maintained by the Nyack building department (beginning in 1958) indicate that the house was frequently cited for health code violations since records were first kept, the result of this general condition.

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The building's overall physical integrity can be characterized as between fair and poor, mainly due to considerable deterioration and deferred maintenance. It nevertheless retains interpretable aspects of its plan and finish work and retains sufficient physical integrity, given its rarity and importance, to convey its significance in the contexts outlined in Section 8.

Exterior

The John Green House is three bays wide on its principal, or north elevation; two bays wide on its west side elevation; blind at first and second-story level on the east elevation; and three bays wide on its rear, or south, elevation. On the principal elevation, the westernmost bay at first-story level—the original main entrance, corresponding with a side hall within—was infilled, the condition as depicted on the 1984 photograph. By this time the entrance had been repositioned and placed on the west elevation in order to better effect vertical circulation in the ca. 1930s-2008 three-apartment scheme. The infill material has slowly been removed, thereby revealing the original door opening and transom (the position of this transom, when compared with the position of the staircase inside, provides compelling evidence that the stair, although original, was relocated within the hallway at a later date, and possibly earlier than when the building was renovated to serve as apartments). The entire width of the façade is spanned by a concrete slab and block porch that presently conceals two small windows which once brought light into the basement. Although the infill and non-historic stucco has been removed from the original entrance aperture, this elevation still retains most of textured stucco finish that was applied by the time the building was photographed in 1984. Windows at first and second-story level, and the two dormers, are all fitted with replacement sash. An unmoulded wood fascia and aluminum gutter mark the transition between the wall and roof planes; the roof is covered with deteriorated asphalt. The two dormers retain later nineteenth century wood detailing and have low gabled roofs, and their sides are fitted with asphalt panels which mimic wood shingling, a treatment repeated on the framed-out ends of the gambrel.

The west elevation was at one time abutted by a frame kitchen wing, removed by 1887 (as per that year's Sanborn fire insurance map). The present fenestration consists of a door and window at first-story level and two windows at both second and half-story level. One of these first-story bays originally served as a door linking the stone main block with the kitchen ell. The small square-shaped second-story window, not original, appears by the time of the ca. 1930 image. The present side entrance door, used in the apartment configuration, now occupies the position shown by a window in that image. Conspicuous on this elevation is a vertical fiber-cement pipe which served hot water heaters inside, a vestige of the apartment use, and a surface-mounted electrical conduit also related to that function. The faux-shingle asphalt paneling corresponding with the gambrel end has deteriorated and is beginning to fall away.

The south elevation is largely configured like the opposite north elevation, being three bays wide and having two dormers corresponding with the lower slope of the gambrel roof. In the 1990s a considerable section of this wall collapsed, leading to its replacement with concrete block, which was subsequently parged over with stucco. A bulkhead basement stair of stone construction on this elevation provided communication between the basement and the outside.

The east elevation of the building lacks fenestration at first and second-story level; it is not yet known whether this was an original condition, due to the presence of the two brick masses on this side of the plan, or whether windows on this wall were lost at the time concrete block was introduced to address failing masonry like on the adjacent south wall. Two brick chimneys, parged over with concrete, rise from the gambrel roof and are set back slightly; still evident on the southernmost one is the corbelled top that appears in the ca. 1930 photograph. The gambrel is punctuated by two windows corresponding with the finished space within and matching the position of those on the opposite wall, and there is additionally a round-arched window between them and positioned slightly higher.



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Interior

The interior is presently configured into three apartments, one on each of the three principal levels (there is additionally the basement and the unfinished attic area corresponding with the upper portion of the gambrel roof). Efforts are presently being undertaken to carefully remove non-historic material and reveal aspects of the original and subsequent historic-period features. The basic spatial configuration from the ca. 1819 construction campaign nevertheless remains evident at first and second-floor levels, consisting of a side hall astride of which are front and rear rooms; the upper floor, within the lower slope of the gambrel, also generally follows this basic spatial configuration but evidence suggests that this level was not finished for habitation until later in the nineteenth century, given the nature of the wood and plaster finishes there.

What follows is a room by room description of the finishes which have thus far been observed on the three finished levels of space and in the basement. This information represents a paraphrasing of the information offered in Winston C. Perry Jr., AIA, "The John Green House: Draft Preservation Plan" (March 2015). Cited moulding types are illustrated in the appendix.

In the front room at first floor level, the flooring is currently obscured by non-historic coverings, and the baseboards and door casings are non-historic. In the southeast corner is a corner fireplace, which now lacks its mantel and other trim. As for the rear room, some sections of historic-period baseboard ("Type D") remain, as do portions of door casings ("Type A"). The ceiling has been fitted with decorative pressed tin, applied directly to the plaster; three of the four walls retain their corresponding pressed-tin cornice. Flooring here is again obscured by non-historic material. There is a projecting chimney breast against the east wall; it is presumed that a firebox is contained within this mass, though it may have also functioned in association with a Franklin stove or related type. The stair hall is divided by a non-historic partition which serves to provide separation from the first-floor apartment. As for the stair itself, it is original to ca. 1819, though it appears to have been moved from its original position at a later date, given the awkward way in which it constricts headroom at the entrance, and since an adjacent area contains sawn and not riven lath—this suggesting it was moved during the historic period.

The front room at second floor level has obscured flooring, and the wood baseboards in this room are replacements. The door casing between the front and rear room is of an early type with moulded backband and beaded interior edge ("Type A"). As with the room below, a corner fireplace is present in the southeast corner, though it is deteriorated and its lintel has partially failed; no associated mantel or trim remains. Removal of portions of the gypsum board revealed plaster, presumably original, but not yet more thoroughly investigated. The rear room again has obscured flooring, and most all of the baseboard has been replaced, excepting a short run of earlier material ("Type D"). Walls and ceilings are covered with gypsum board, though plaster and lath is visible behind areas of the wall. The chimney mass, located against the east wall, requires further investigation to establish the presence of a firebox.

The third floor shows indicators of a later period, as expressed in both the plaster and woodwork. Flooring is presently obscured, and historic-period baseboards ("Type E") and door casings (both "Type B" and "Type C") are present in the rear room. The plaster ceiling, applied to sawn lath, has failed. A stove pipe in this room is vented into the southernmost chimney.

The attic is unfinished, allowing for examination of the roof framing from the level of the collar ties to the roof's apex (corresponding with the upper slope of the gambrel). The top plate rests on the top of the stone wall, and at its four corners is secured by diagonal bracing, which is framed into the plate sections with half-dovetail joints. Rafters are half lapped and pinned at their apex. As for the basement, there is evidence that it at one time accommodated domestic functions, given the presence of a stovepipe connection to the north chimney and evidence of white washed walls.

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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**

**COMMERCE**

### Period of Significance

ca. 1819- ca. 1900

### Significant Dates

ca. 1819; ca. 1870; ca. 1900

### Significant Person

(Complete only if Criterion B is marked above.)

GREEN, JOHN

### Cultural Affiliation

N/A

### Architect/Builder

N/A

### Period of Significance (justification)

The cited period of significance for this NRHP nomination, ca. 1819- ca. 1910, encompasses all of those physical features which are deemed significant to the nominated building.

### Criteria Considerations (explanation, if necessary)

N/A

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**Statement of Significance Summary Paragraph**

The John Green House is a building of tremendous significance to the early nineteenth century history of Nyack, New York. Built ca. 1819, the nominated building is one of few remaining architectural resources left in that Hudson River community which chronicles the earliest period of growth and commercial development there, and it shares direct associations with one of Nyack's preeminent early figures. It was erected for John Green, whose vision for the community helped transform that place into a thriving seat of regional commerce during the first quarter of the nineteenth century. A native of Albany County who came to Rockland County around the turn of the nineteenth century after suffering a significant business setback, Green reestablished his financial footing and soon proved a central player in the two major transportation improvements which led to Nyack's emergence as an important commercial center. These were the construction of the Nyack Turnpike, which linked Nyack's waterfront with distant commercial and manufacturing enterprises to the west, and the establishment of regular steamboat service in the mid-1820s. The nominated house was erected as an accompaniment to the substantial business stand which Green developed along the nearby shore of the Hudson River inclusive of wharves and a lumber yard; the dwelling in many ways formed the centerpiece of these holdings, though its precise use and occupation by Green remains unclear. Over time this once-prosperous business fell away and the property was greatly reduced, leaving only the house and a small parcel of land, the same condition as found presently. In addition to his central importance in fostering the growth of Nyack's commercial interest, Green was also a civic-minded individual who made important contributions to the community's religious and educational institutions; he was instrumental in the early history of both the Nyack library and the First Methodist Church, the construction of the latter which he helped personally finance. Green (1772-1842) can rightly be considered one of the preeminent figures in Nyack's development from a relatively inconsequential Hudson River hamlet into a considerable regional seat of transportation, manufacturing, and commerce. The building is being nominated under National Register of Historic Places Criterion B, in the areas of Transportation and Commerce, for its direct association with John Green, and under Criterion C, in the area of Architecture, as an early dwelling dating to Nyack's first concerted period of physical development.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Historical Context**

The area of Rockland County within which the Village of Nyack is located was first settled in the seventeenth century, marking it as one of New York State's earliest settlement areas. A deed dated 1671 records the sale of the land on the west side of the Hudson River from Clausland Mountain to Hook Mountain, roughly the area now occupied by the villages of South Nyack, Nyack and Upper Nyack, by a group of native Americans to Balthazar De Harte.<sup>1</sup> That same year, this land was also patented to Claus Jensen van Purmarent, by Governor Philip Cartaret of New Jersey. Van Purmarent sold the center portion of his land to Dowe Tallman, consisting of what is now the northern part of the Village of Nyack. Neither Purmarent nor Tallman settled these lands, though their sons did. Dowe Tallman's son, Harmanus Tallman, (also written Herman Dowsen) became the first recorded European-born settler in what is now Rockland County when he came to what he called his "new Orange camp" in 1676, on land that would later be the site of the nominated house.

A century later the Nyack area consisted of about a dozen farms, each running from the river edge to the top of the raised landforms which rise to the west. Red sandstone, which appeared naturally at intervals along the shore, was quarried for local use and later yet shipped to New York City via sloop in association with major building projects there. Quarrying thrived between 1800 and 1840, with 31 active quarries situated in the short stretch between Grand View and Upper Nyack. The transportation of stone initially required ships to effect

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<sup>1</sup> Portions of this section were largely drawn or paraphrased from the historical content included in Winston C. Perry Jr., AIA, "The John Green House: Draft Preservation Plan" (March 2015).

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river transportation and led to the success of the local boat building industry; more Hudson River sloops were probably built in Nyack than in any other community on the river.

The Tallmans' property was little changed until 1793, when a lot with river frontage at the foot of the future Main Street was sold to Abraham Tallman by his relatives. There Tallman obtained water rights in the Hudson River and built Nyack's first commercial dock, and it was he who sold this lot and dock to John Green in April 1818. In 1799 the Tallman heirs sold the rest of the portion of their farm in the future downtown Nyack area, except for a lot at their mill on the Nyack Brook, located west of the future Franklin Street, to Abraham Lydecker, himself married to a Tallman. In 1813 Tunis and Peter Smith purchased the Lydecker land from Abraham Lydecker and the two divided the tract between themselves. Tunis Smith retained the portion between Broadway and the Hudson River and Peter Smith the part west of Broadway. Five years later John Green came to occupy the adjacent dock built by Abraham Tallman.

As noted by Perry, these three men—John Green, Tunis Smith and Peter Smith—cooperated in many ways as the developers and promoters of the Village of Nyack, which grew exponentially during their residency.<sup>2</sup> From the seven houses remembered by Captain Isaac Smith as being extant there in 1814, the population had grown to more than 2,000 people by the time of the 1860 federal census. Following the completion of the Nyack Turnpike and the establishment of regular steamboat service, the foundations for a thriving center of commerce had been successfully laid. As it grew the community sustained a number of shipyards in addition to blacksmiths, a window sash maker, a carriage maker, a livery stable, and a variety of other shops and stores. A booming shoe manufacturing industry, involving half a dozen factories, was initiated in the years immediately following Green's death.

John Edward Green, a native of Cohoes, Albany County, New York, was born prior to the outbreak of the American Revolution, in 1772. Before removing to Rockland County, he operated a successful lumber yard in his native Cohoes, an enterprise which was subsequently lost to fire. Following this personal and professional misfortune he removed to the Nyack area, where he worked for a time as a laborer for the Cornelison family, prior to reestablishing a lumber business in New York City. He came to Nyack around 1810 and there relocated his business interests and established himself as a preeminent merchant and citizen. Green would soon prove instrumental in developments which would transform Nyack from its provincial origins into a thriving Hudson River hamlet; this transformation was by no means limited to Nyack, as it would have profound repercussions for outlying areas of Rockland County as well.<sup>3</sup>

Green was among a prominent group of Rockland County citizens who successfully petitioned the New York State Legislature for the authorization of the incorporation of the Nyack Turnpike in 1816. When first put into service during the 1820s, this overland transportation route provided a reliable way for commercial interests in the western part of Rockland County, such as those near Suffern, to access a shipping point via the Hudson River. At the time Nyack remained a small hamlet consisting of a limited number of buildings clustered around its river landing and a number of outlying farms which fanned outward from that point. Isolated from the western part of the county by the Clarksville marsh (located near the current Palisades Center), its residents were almost entirely dependent on river sloops for commerce and communication with New York City and points to the north. The wind-powered sloops were notoriously unreliable due to the vagaries of the wind, and this condition effectively limited development of the isolated Nyack community. The completion of the turnpike helped to remedy this geographic problem and spurred the development of Nyack into a thriving Hudson River landing.

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<sup>2</sup> Ibid, 10.

<sup>3</sup> Ibid, 6.

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The second vital improvement came with the arrival of steamboat navigation, also during the 1820s, which supplanted the less reliable wind-driven sloop—this alone was probably the single transformative event in the community's history, though it nevertheless required the previous completion of the turnpike to make the impact that it did. John Green was among those individuals who established the Nyack Steamship Association in 1826, and he put up significant personal capital for the construction of the steamboat *Orange* (originally christened the *Nyack*)—along with William Perry and Tunis Smith—which was built by Henry Gesner of Nyack and completed and launched in 1828, under the command of Captain John White, Jr.<sup>4</sup> John Green's grandson, the historian Dr. Frank Bertangue Green, in his 1886 *History of Rockland County*, noted the extensive changes wrought to both Nyack and the interior parts of the Rockland County—which were by this time connected to the Hudson River by way of the turnpike—by the arrival of reliable steamboat transportation at the foot of Main Street:

The tide of travel, which had been divided between Haverstraw, Nyack and Tappan landings, now centered on the points touched at by the steamboat, and the quantity of freight carried was enormous. From the landing at the foot of the present Main Street, rows of wagons waiting their turn to unload would extend to Franklin Street on steamboat days. From Ramapo, from Ladentown, even from Haverstraw, both passengers and freight came to the Nyack boat, and she was loaded till the water was within a few inches of her guard, and then was frequently compelled to take one or two sloops in tow to carry the surplus freight.”<sup>5</sup>

In addition to his direct association with these important transportation and business developments which helped transform Nyack and the larger county, Green was also an active participant in the cultural and religious life of the community, as he served as an early trustee of the Nyack library and as a founding trustee of the Nyack Methodist Church. He was a major donor to the church, which remains to this day on North Broadway in Upper Nyack, a sandstone-walled building dedicated in 1814. The organization of the church was effected at a meeting conducted at Green's house in association with William Palmer and Nicholas Williamson:

RESOLVED, that this be regarded a meeting to organize and build a Methodist Episcopal Church;  
RESOLVED—that we begin to build the Church to-morrow morning. Carried.

This building, which carries the distinction of being the oldest continuously used religious building extant in Rockland County, was erected on land deeded in February 1813 for the purpose by William Palmer; as for Green and Williamson, they “gave the money in the proportion of \$1.00 of the former to \$2.00 of the latter,” with additional contributions by Garret Onderdonk and other individuals.<sup>6</sup>

Green had established his business interests prior to the completion of the turnpike and arrival of the steamboat, as he was responsible for establishing Nyack's first lumber yard around 1810, a short distance north of the dock at the terminus of Main Street; it was undoubtedly the limitations placed upon this nascent enterprise that opened his mind to the possibility of improved travel to and from Nyack. In 1819 Green opened a store “on Main Street, at the foot of Canfield Street.”<sup>7</sup> This store was later operated under the firm name of Green & Gurnee and later yet as the partnership of Green & Goetchius. Among the best accounts of the historic complexion of this property—which included the nominated house—in the mid-nineteenth century is a real estate advertisement which ran in a New York City newspaper in September 1841. It offered a

<sup>4</sup> “Notice,” *Evening Post* (New York), 22 October 1828.

<sup>5</sup> Frank Bertangue Green, *The History of Rockland County* (New York: A.S. Barnes & Co., 1886), 212.

<sup>6</sup> The “Old Stone Church.”

<sup>7</sup> Green, *Rockland County*, 336.

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detailed description of the property and its various features and further suggests that Green was by this time shifting his business interests largely to New York City, given his expressed interest in real estate there:

FOR SALE: A first rate and old established business stand, situate [sic] in the Village of Nyack, Rockland County, recently occupied by the late firm of Green and Goetschius.

The subscriber, in consequence of the death of his late partner, offers for sale his business property At Nyack Landing, together with the stock in trade of said firm, which consists of a great variety of goods, necessary for a Country store, also, a Lumber Yard and Field, Lime, Manure, &c.

The said goods will be inventoried at the original cost, and a liberal discount made to any person purchasing the whole. Said property consists of about  $\frac{3}{4}$  of an acre of land, with a dock in front. On the premises there is a fine two story dwelling house, 28 by 32 feet, with convenient rooms, garret, cellar, kitchen, well of water, a brick cistern, smoke house, large stable and carriage house. Also, a frame store 35 by 40 feet, with necessary fixtures. On the dock there are two store houses and lime house. Nyack is beautifully situated on the Hudson River, about 26 miles from the City of New York, where the Steamboat Arrow regularly plies.

Productive real estate in New York City will be taken in exchange.

JOHN GREEN<sup>8</sup>

Establishing Green's occupancy of the Nyack house using census records is difficult, given that he owned multiple properties in what was the Town of Orangetown census tract in the period from 1800 until his death. Green owned two dwellings during this period, as he additionally had a house in nearby South Nyack, which he purchased in 1799—in the deed for that property he was noted as "John Green, boatman, of Orangetown"—and an adjacent 30-acre farm purchased a few years later, both of which he owned all his life. One possibility, as forwarded by historian Winston Perry, is that Green built the nominated house as a headquarters of sorts for his Nyack business enterprises, and in time came to install his son, Nicholas, to reside there and manage the business interests while he continued to live in South Nyack and ply his trade selling lumber and stone on the Hudson River from his sloops, or perhaps focused on the New York City lumber yard that was later owned and operated by various sons. In his will, which identified him as John Green of New York City, he indicated that his youngest son, Edward, could continue to have the Nyack house and business for three years after John's death, on the same basis as he had it at that time.<sup>9</sup>

John Green is depicted in the 1820 federal census as residing in the Town of Orangetown in a household consisting of 10 free whites and two slaves, one male and one female, both under the age of 14; it remains unclear whether this record represents the nominated house or Green's South Nyack house. At the time of the 1840 federal census the John Green household consisted only two individuals, both free blacks—possibly the manumitted slaves depicted in the 1820 census record. Again, it is not known which of the Green properties is depicted by this record, but given the property was being marketed for sale in the early 1840s, this census record may well be the household in question. Green's son, Edward, was also noted as a resident of Orangetown in the 1840 census, as the head of a household composed of eight individuals.

**Green Ownership Overview & Chain of Ownership<sup>10</sup>**

Abraham Tallman purchased the property on which the John Green House now stands in 1793; at that time, the property extended east to the shore of the Hudson River and included Nyack's first commercial dock.

<sup>8</sup> "FOR SALE," *Commercial Advertiser* (New York), 16 September 1841.

<sup>9</sup> Personal correspondence, Perry Jr. to Krattinger, 22 June 2016.

<sup>10</sup> Perry Jr. "Draft Preservation Plan," 11, 41.

**GREEN, JOHN, HOUSE**

Name of Property

**ROCKLAND CO., NEW YORK**

County and State

Tallman sold this property to John P. Austin in 1813 and Austin lost a half interest in it at a sheriff's sale in 1815; the sheriff's deed records that the property at that time included a dwelling house, a water grant, and a wharf. Two years later Abraham Tallman bought the property back at a chancery sale and again a house is mentioned in the deed. On April 8, 1818, Abraham Tallman sold the property to John Green, though no mention of a house was made in that deed. At that time the property extended from the Hudson River to Piermont Avenue along the south side of Main Street, excluding a small lot on the corner of Piermont and Main that belonged to Henry Gesner. Captain Isaac Smith included Abraham Tallman's house in his enumeration of the seven residences extant in Nyack in 1814. The question arises whether the John Green House was the one built by Abraham Tallman when he owned the land, or whether it is a newer one built for Green after his purchase in 1818. Based on physical and documentary evidence it is presently believed that the house was built for Green and not Tallman, ca. 1819. This date is supported by the recollections of Mr. Oblenis, published in the 1880s, which stated that "John Green built his stone house in 1819."

The property remained in the possession of the Green family until 1867—following Green's death it was resided in for a time by his widow, Sarah—at which time George Green, acting as an executor to the estate of John Green, conveyed it to Thomas Magee. During this time the house was occupied by Magee and then by his widow, Mary E. Magee, until 1900. In 1880 Magee sold the eastern portion of the property, inclusive of the business infrastructure centering on the waterfront, to Nicholas St. Pierre. Following a gap in the recorded record, the property containing the house was sold in 1947 by Lonie Frazier to Walter Brooks, the latter who sold it to the P.W. Realty Corporation in 1955, which then sold it, reacquired it, and sold it again in a series of transactions ending in 1957. Between 1963 and 1995 it was owned by Stuart Mitchell. In 2015 it was acquired by the current owners, the John Green Preservation Coalition.

It is presently believed that the house was first converted into a three apartment unit in the 1930s, a use that continued until the building was vacated ca. 2008.

**Architectural Analysis**

The John Green House is a recognizable historic housing type in the lower and mid-Hudson Valley, and one which is represented by numerous extant examples in Rockland and Orange counties, among other areas of New York State. The basic design premise is a roughly square-plan construct, two or two-and-one-half stories in height, with an end gable (or in this instance gambrel) roof. The façade consists of three regularly spaced bays with offset entrance which corresponds internally with a side hall floor plan; fireplaces were located either on the end wall opposite the hallway or otherwise they occupied a central position corresponding with a chimney mass located between the front and rear rooms. This general type was employed in the region in the eighteenth and nineteenth century, with examples constructed in wood frame, stone and brick. While the John Green House's load-bearing sandstone walls and the method in which they were laid up—with clay-mortar bedding protected from the elements by lime pointing—recalls a longstanding tradition of Dutch houses in this region, the overall form and floorplan are more closely associate the building with English-inspired architectural traditions; the earliest examples of this type in the Hudson Valley appear in areas settled by British peoples. Baird's Tavern in Warwick, traditionally dated to ca. 1766, is a prominent and early example of the type in Orange County, and others are to be found scattered throughout the towns of Goshen and Montgomery. The ca. 1722 Bull House in Hamptonburgh, built by British immigrant stone mason William Bull, is perhaps the earliest identified example in the region inclusive of both counties. Houses of this type were an alternative to the costlier five-bay center hall constructs rooted in Georgian-era design principles and were sometimes expanded laterally to achieve the full five-bay format subsequently. Extant examples of the two-story, side hall house type in Rockland County include a ca. 1800 brick house in Piermont, where there are additionally two other two-story houses of sandstone construction, though of different bay arrangement and

**GREEN, JOHN, HOUSE**

Name of Property

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County and State

floor plan than the nominated house. All are conspicuous in their deviation from the more accustomed story-and-a-half type preferred by the region's Dutch peoples.

The nominated house was erected during the popularity of the Federal style, during which time two-story houses of both the three and five-bay type came into more common use in Rockland County. With its large Dutch population and simmering resentment towards the English, traditional domestic forms and architectural fashions in the county remained strong until the dawn of the nineteenth century among its non-English populace. At that time a growing acceptance of English culture found expression in the introduction of Federal-style features into the older sandstone houses, while those built contemporarily increasingly used aspects of the new aesthetic, such as plaster ceilings and woodwork reflecting the moulding profiles and motifs characteristic of the style. Accustomed features associated with Dutch houses, such as the jambless fireplace and exposed ceiling beams, were already passing into memory by the latter years of the eighteenth century. By the time Green's house was built, just before 1820, most aspects of the longstanding Dutch building tradition in the area had been eroded in the face of new influences, as localized and regional traditions were reshaped in the early national period. Green, as an up-and-coming merchant with connections to New York City, chose a house form that bespoke of his position in the community and the success of the business enterprises that he and his sons presided over nearby. Its construction in sandstone lent the house a certain amount of cache, though the emergence of local brick yards such as those at Haverstraw would soon make that material more desirable and accessible at large.

A distinctive aspect of the house is its gambrel roof, of the high-breaking type, that is to say characterized by a shorter upper slope and longer lower slopes. The gambrel roof, in concert with the sweeping eaves that oftentimes sprang from its lower slopes, formed a signature aspect of regional vernacular design in the area inclusive of Rockland County and Bergen County, New Jersey. It was a feature much employed by the Dutch in this part of the Hudson Valley, though its ultimate derivation was English; as such it was an architectural symbol appropriated by the Dutch and woven into their distinctive vernacular, so much so that it is an architectural feature commonly thought to be "Dutch." This roof type continued to be employed in Rockland County and adjacent Bergen County, New Jersey, into the second quarter of the nineteenth century. Among the last identified examples is the ca. 1832 Blauvelt house, now owned by the Historical Society of Rockland County, which combines a gambrel roof with sprung eaves and was built with brick masonry and Greek Revival-style detailing.

The house originally had either an attached or freestanding wood frame kitchen, as indicated in an 1842 real estate advertisement, which noted "a large two story stone house" in addition to a "frame kitchen."<sup>11</sup> A frame kitchen ell is depicted on nineteenth century mapping though it had been removed from the house by the time it was depicted on the 1887 Sanborn fire insurance map. It does not appear that accommodation for cooking was originally made in the main block at the time the house was constructed, and as such the now-lost wing is presumed to date to the original building campaign.

Alterations and changes in more recent times have badly degraded the house's physical attributes, though it nevertheless retains aspects of its original plan, heating features, and one of its principal areas of architectural interest, the staircase. The upper level, situated within the lower slope of the gambrel, displays finishes which suggest it was finished much later in the building's history, perhaps in the third quarter of the nineteenth century.

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<sup>11</sup>"FOR SALE," *Commercial Advertiser* (New York), 4 May 1842.



**GREEN, JOHN, HOUSE**

Name of Property

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**Conclusion**

The John Green House remains a remarkable touchstone to the early history and development of Nyack, and its emergence from a provincial hamlet into a seat of considerable regional commerce beginning in the 1820s. Central to this narrative was John Green, whose vision was in large measure responsible for connecting Nyack with distant Rockland County manufacturing communities by means of the Nyack Turnpike and for the creation of regular steamboat service, which provided reliable communication with distant markets. These two transportation improvements in which Green was a central player had dramatic consequences for Nyack and for Rockland County. The nominated house, while badly degraded and suffering the effects of dereliction, is nevertheless a historic resource of tremendous importance to the antebellum history of the region. It is a rare and endangered survivor from a remarkable era in this region's development.

---

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

**GREEN, JOHN, HOUSE**

Name of Property

**ROCKLAND CO., NEW YORK**

County and State

## 9. Major Bibliographical References

### Bibliography

Green, Frank Bertangue. *The History of Rockland County* (New York: A.S. Barnes & Co., 1886

Perry Jr., Winston C. AIA, "The John Green House: Draft Preservation Plan." March 2015.

### 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** Less than one acre

(Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

|   |                                     |  |   |   |                                     |  |   |
|---|-------------------------------------|--|---|---|-------------------------------------|--|---|
| 1 | <u>18</u><br>Zone                   | <u>591038</u><br>Easting               | <u>4549350</u><br>Northing              | 3 | <u>                    </u><br>Zone | <u>                    </u><br>Easting | <u>                    </u><br>Northing |
| 2 | <u>                    </u><br>Zone | <u>                    </u><br>Easting | <u>                    </u><br>Northing | 4 | <u>                    </u><br>Zone | <u>                    </u><br>Easting | <u>                    </u><br>Northing |

### Verbal Boundary Description

The boundary for this NRHP nomination is shown on the enclosed mapping, all of which is entitled "Green, John, House, Nyack, Rockland Co., NY." The enclosed maps (4 total) were drawn at a scale of 1:24,000, 1:12,000, and 1:3,000.

### Boundary Justification

The boundary has been drawn to correspond with the current legal tax boundary for the property; no additional or "buffer" land has been included within the boundary.

**GREEN, JOHN, HOUSE**

Name of Property

**ROCKLAND CO., NEW YORK**

County and State

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**11. Form Prepared By**

---

name/title William E. Krattinger

organization NYS Division for Historic Preservation

date July 2016

street & number PO Box 189

telephone (518) 268-2167

city or town Waterford

State NY

zip code 12180

e-mail [William.Krattinger@parks.ny.gov](mailto:William.Krattinger@parks.ny.gov)

---

**Additional Documentation**

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Submit the following items with the completed form:

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

---

**Photographs:**

---

PHOTOGRAPHS by William E. Krattinger, April 2014; TIFF file format, original digital files at NYS Division for Historic Preservation, Waterford, NY 12188.

001 EXTERIOR, view looking to southeast showing north (principal) and west end elevations  
002 EXTERIOR, view showing north elevation  
003 EXTERIOR, masonry detail, view showing sandstone wall units, clay-based mortar and lime putty pointing  
004 INTERIOR, main staircase, view showing original handrail, newels posts and hand-railing  
005 INTERIOR, second floor front room, view showing original corner fireplace enclosed behind sheetrock wall  
006 INTERIOR, second floor front room, view showing hearth extension and plank flooring  
007 INTERIOR, first floor hallway, view showing original hand-riven lath  
008 INTERIOR, detail view, second floor, view showing back-banded and moulded door architrave  
009 INTERIOR, upper story, view showing remaining finishes, stone wall and roof rafters  
010 HISTORIC VIEW

---

**Property Owner:**

---

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

name John Green House Preservation Coalition

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.).

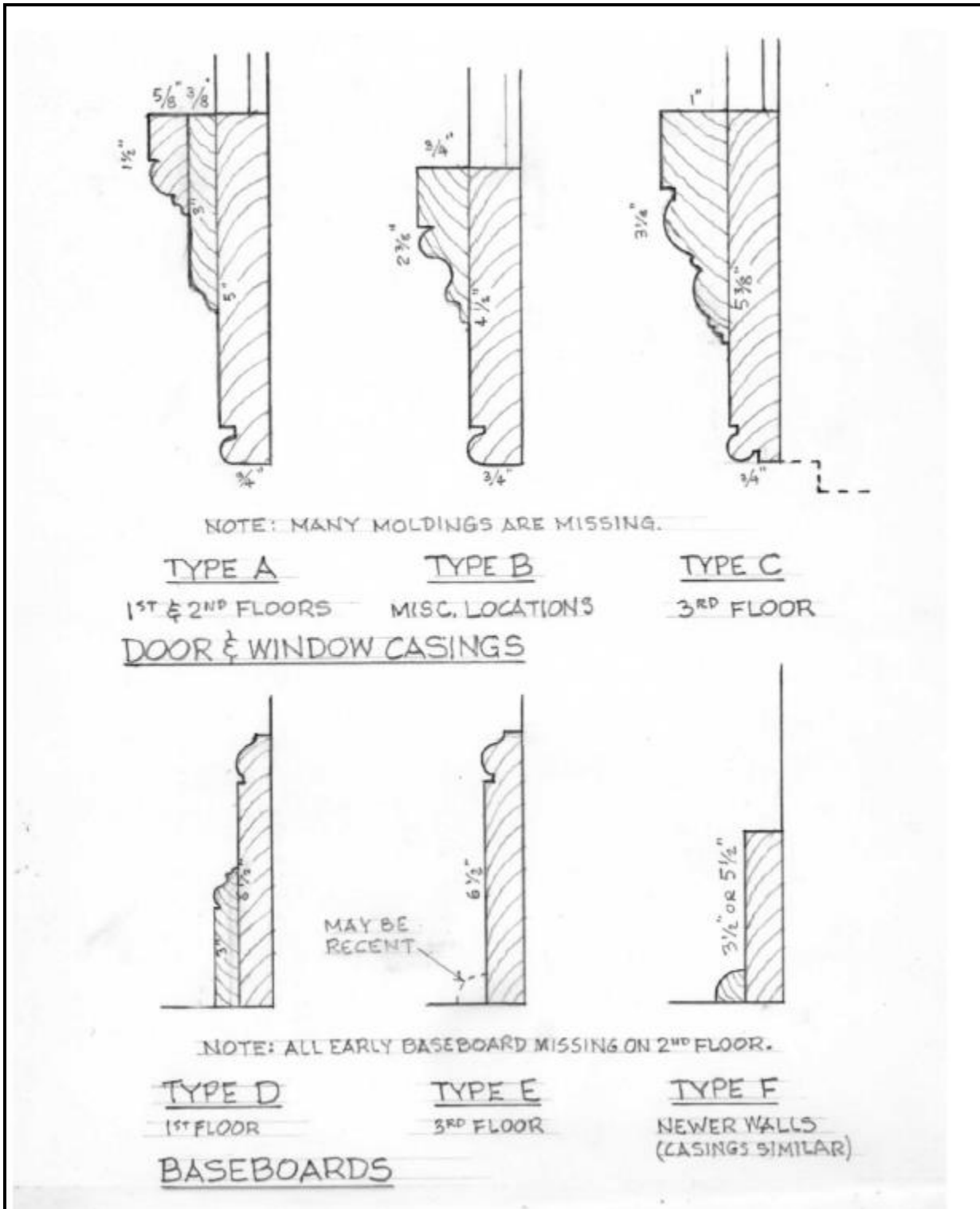
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

GREEN, JOHN, HOUSE

Name of Property

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County and State



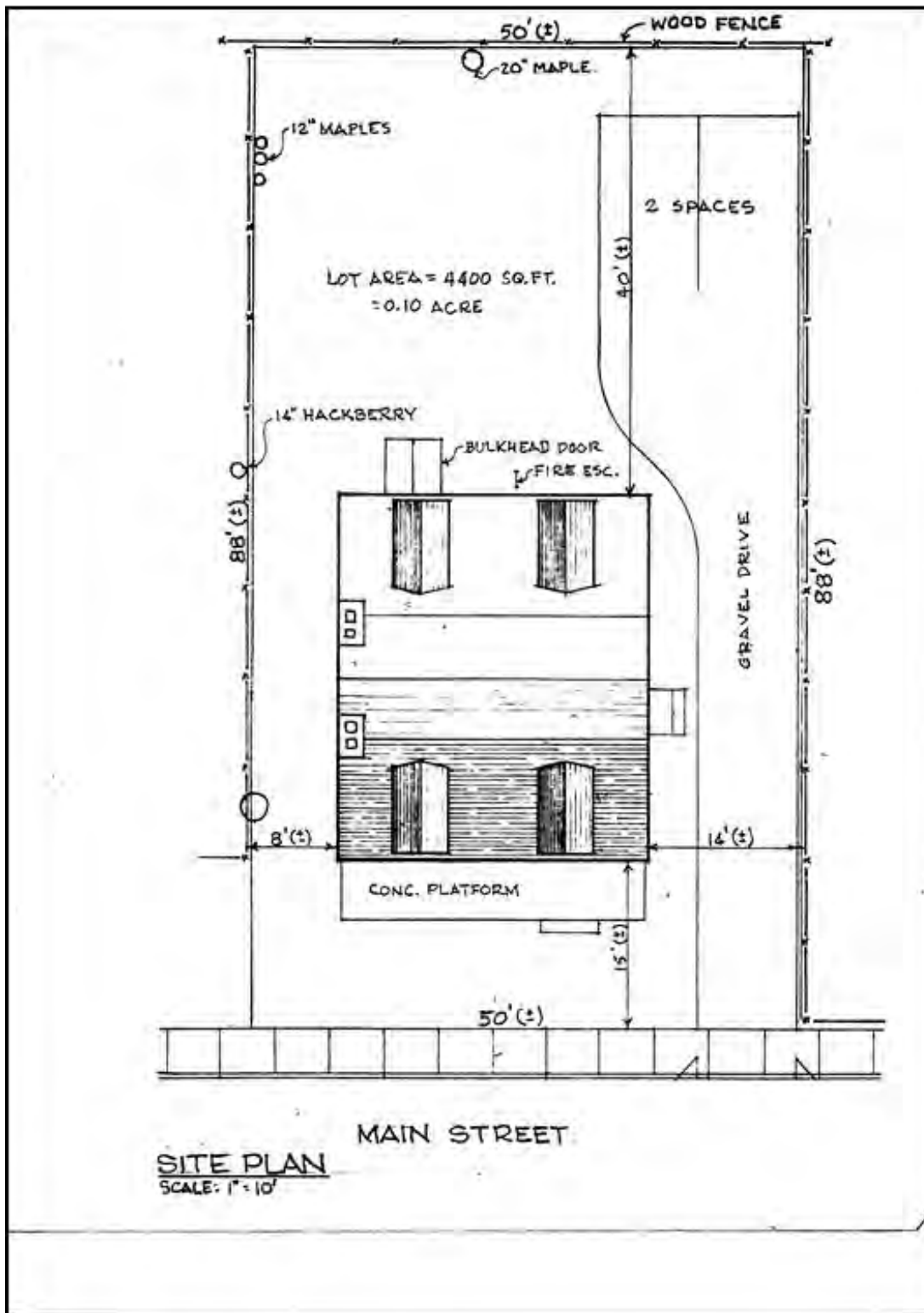
ABOVE, representative moulding profiles as drawn by Winston C. Perry, Jr., AIA

**GREEN, JOHN, HOUSE**

Name of Property

**ROCKLAND CO., NEW YORK**

County and State



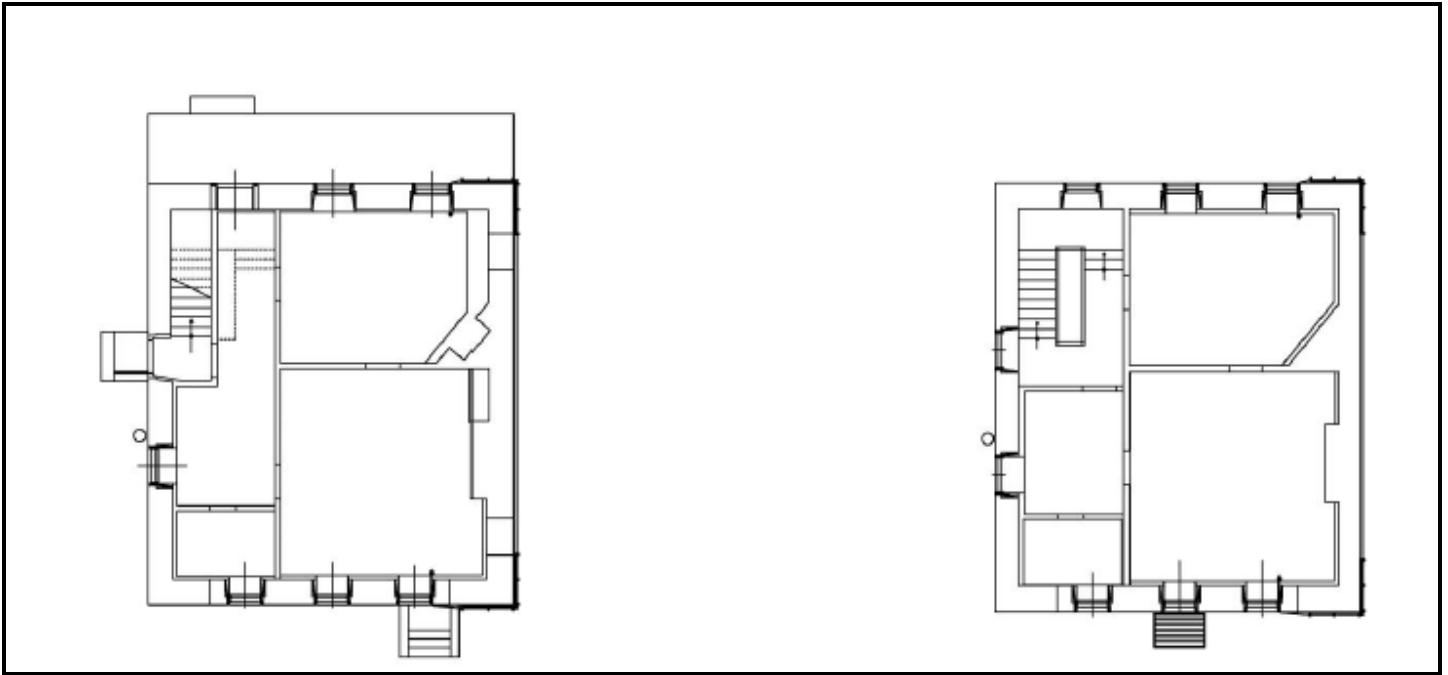


**GREEN, JOHN, HOUSE**

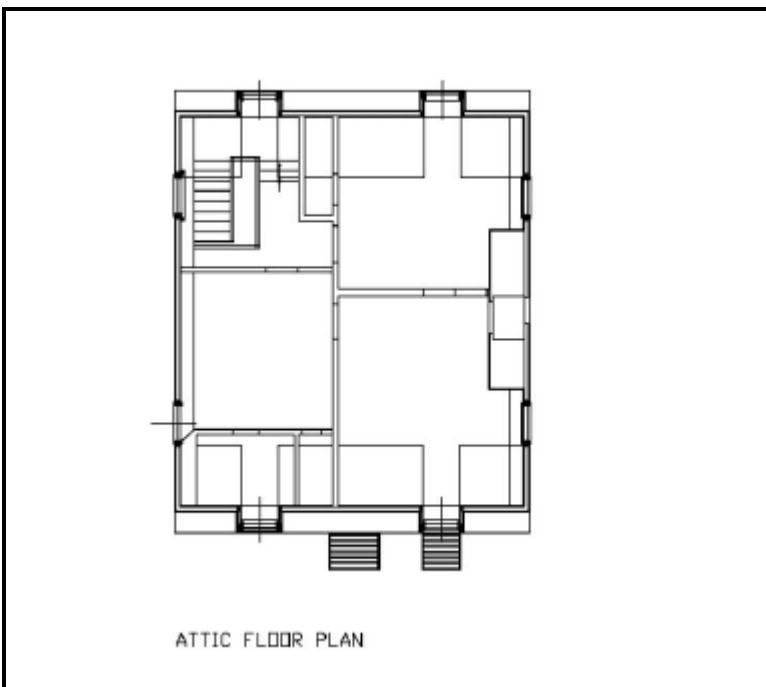
Name of Property

**ROCKLAND CO., NEW YORK**

County and State



Floor plan, existing conditions, ABOVE, left & right, first and second floor; BELOW, upper floor

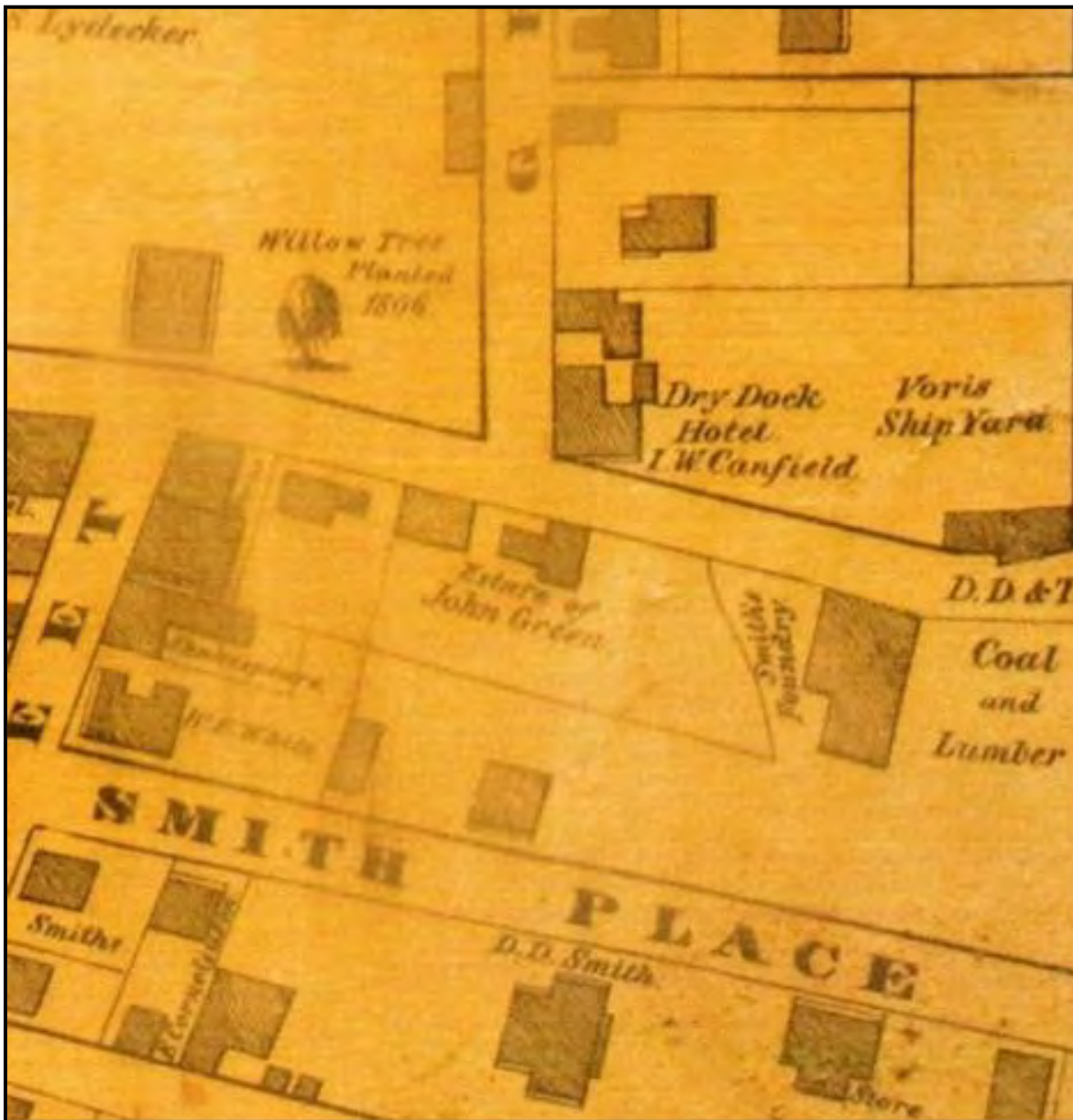


**GREEN, JOHN, HOUSE**

Name of Property

**ROCKLAND CO., NEW YORK**

County and State



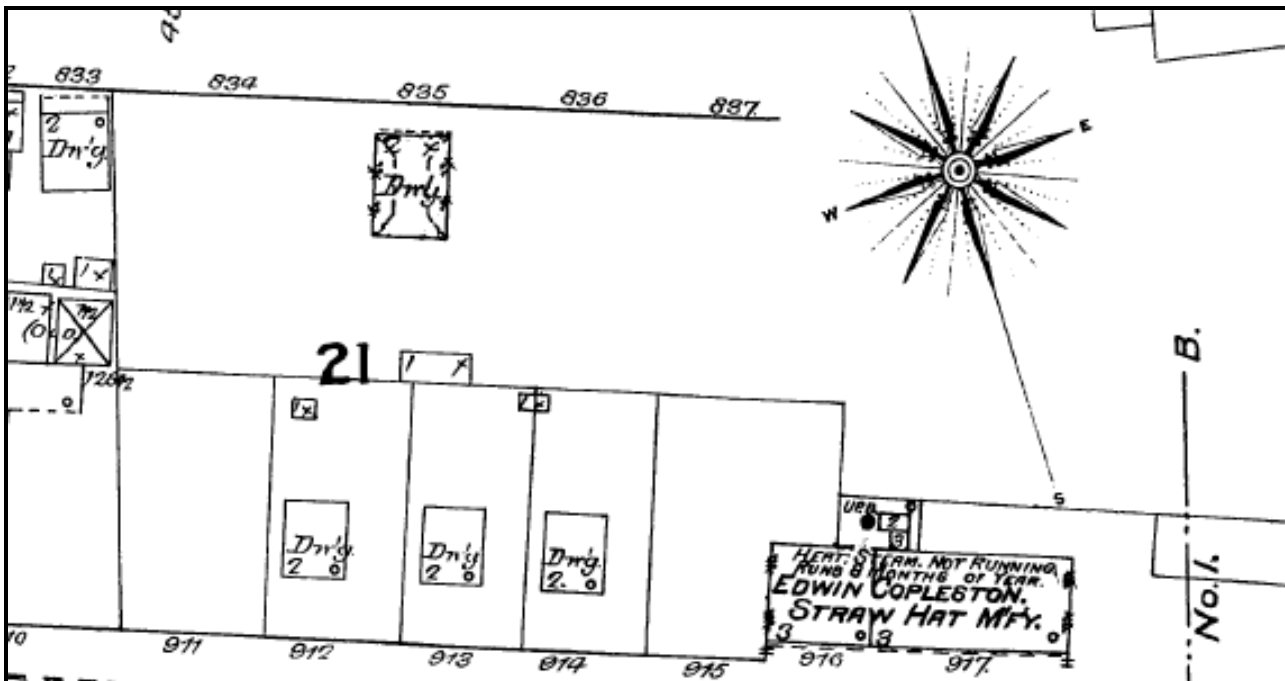
ABOVE, Dripps map, 1859, property shown as "Estate of John Green." This image depicts both the now-removed kitchen wing and an adjacent structure to the immediate west.

**GREEN, JOHN, HOUSE**

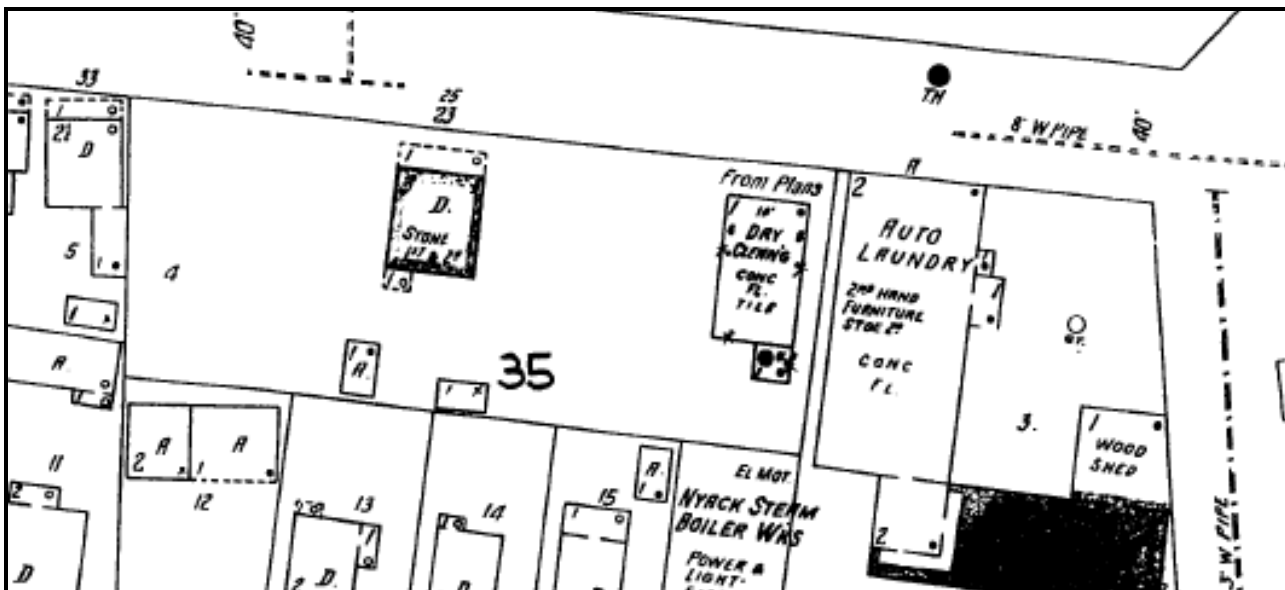
Name of Property

**ROCKLAND CO., NEW YORK**

County and State



ABOVE & BELOW, Sanborn mapping, 1887 and 1926 respectively; the frame kitchen wing which is cited in 1840s rear estate advertisements, and which appears in nineteenth century maps, was removed by this time. It is possible that the one-story structure shown at the bottom of the parcel was the wing, relocated on the site.



**GREEN, JOHN, HOUSE**

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County and State



ABOVE, view of house as it appeared in 1984; note stucco-clad exterior, some remaining window sash, and parged-over entrance door.



**GREEN, JOHN, HOUSE**

Name of Property

**ROCKLAND CO., NEW YORK**

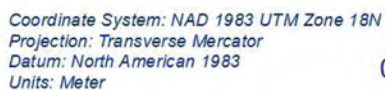
County and State



Two examples of two-story, three-bay side hall plan houses in Orange County constructed with stone masonry. ABOVE, Baird's Tavern, Warwick, Orange County, ca. 1766; BELOW, Bull House, Hamptonburgh, ca. 1722.







## Green House

**Parks, Recreation  
and Historic Preservation**

















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MAIN

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WRECKED  
UNREPAIRABLE  
MARCH 2004





VILLAGE OF NYACK FIRE INSPECTOR

VILLAGE OF NYACK FIRE INSPECTOR



































Project Approved!  
The historic building  
has been fully  
restored and is now  
open to the public.

Make a Donation  
Become a Member  
Support the Restoration  
Visit our Main Street

[www.greencollaboration.org](http://www.greencollaboration.org)

















National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.





**Parks, Recreation  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ROSE HARVEY**  
Commissioner



24 April 2017

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1849 C Street NW  
Washington DC 20240

Re: John Green House, Rockland County

Dear Ms. Abernathy

I am pleased to resubmit the nomination for the John Green House to be considered for listing by the Keeper of the National Register. National Register staff has spent quite a bit of time revising this nomination and we hope that it addresses your concerns. After the nomination was reviewed by our State Review Board, restoration work was begun to remove the exterior stucco, and new photos reveal the progress that has been made. I hope that these photos will allay your fears about the survival of the underlying stone construction.

As per your instructions, we have also reframed the architectural argument in terms of criterion D, rather than criterion C. However, having reread the guidance for criterion B, we have strengthened rather than eliminated that argument. It is clear that John Green was a significant person, that this building was associated with him during his productive period, and that it related directly to his business enterprise. In addition, our research shows that this is the only surviving resource associated with this important early citizen of Nyack.

Please feel free to call me (518.268.2130) or Kathleen LaFrank (518.268.2165) if you have any questions.

Sincerely:

Michael F. Lynch, P.E., AIA  
Division Director, Division for Historic Preservation  
Deputy State Historic Preservation Officer

The United States Department of the Interior  
National Park Service

National Register of Historic Places  
Evaluation/Return Sheet

Property Name: Green, John, House

Reference Number: 100000615

Reason for Return

The John Green House is being returned because the nomination does not justify Green under Criterion B. The nomination mentions more than once that the house "though its precise use and occupation by Green remains unclear" and it does not justify how the house is significant for Green for Commerce and Transportation. What is the Context? Just because Green was important to Nyack in the areas of commerce and Transportation, it does not mean this house is important in the area of commerce and transportation.

The nomination does not justify Criterion C, architecture because even though the house is rare, the building is in poor condition and integrity is in question. There is also no context of how rare this architecture is, as dutch colonial architecture is not rare in New York state. The stucco on the house went on in the 1980s and the stone work is the most character-defining feature of the house left. The interior has very little integrity. With no images of full rooms, including images of full doorways, fireplaces, kitchens, etc it is assumed the integrity is lost in those locations.

For a resubmission for this nomination, the possible solution would be to evaluate the building under Crit D. information potential. Since many of the structural elements are exposed, it may be possible to list the building as a rare surviving example discussing the building techniques, etc.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me at (202)354-2236 if you have any questions.

Sincerely,



Alexis Abernathy, Historian

National Register of Historic Places

1/30/2017

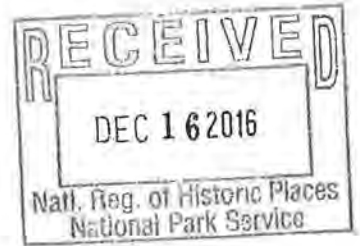




**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner



9 December 2016

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

Re: National Register Nomination

Dear Ms. Abernathy:

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

LeRoy Downtown Historic District, Genesee County  
John Green House, Rockland County  
St. John's Episcopal Church, Westchester County  
Jewell Family Homestead, Chenango County  
Blauvelt-Cropsey Farm, Rockland County  
Cornwallville Cemetery, Greene 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

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 GREEN, JOHN, HOUSE

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

### 2. Location

street & number 23 MAIN STREET

city or town NYACK

state NEW YORK code NY county ROCKLAND code 087 zip code 10960

|  |
|--|
|  |
|  |

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

Ruth A. Peupart DSHPO 12/2/16  
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register    determined eligible for the National Register  
   determined not eligible for the National Register    removed from the National Register  
   other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action





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HICKORY  
COUNTRY





VILLAGE OF NYACK FIRE INSPECTOR

VILLAGE OF NYACK FIRE INSPECTOR

































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Green, John, House

Multiple Name:

State & County: NEW YORK, Rockland

Date Received:  
12/16/2016

Date of Pending List:

Date of 16th Day:

Date of 45th Day:  
1/31/2017

Date of Weekly List:

Reference number: SG100000615

Nominator: State

Reason For Review:

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

☐ Accept ☒ Return ☐ Reject 1/30/2017 Date

Abstract/Summary Comments: The John Green House is being returned because the nomination does not justify Green under Criterion B. The nomination mentions more than once that the house "though its precise use and occupation by Green remains unclear" and it does not justify how the house is significant for Green for Commerce and Transportation. What is the Context? Just because Green was important to Nyack in the areas of commerce and Transportation, it does not mean this house is important in the area of commerce and transportation.

The nomination does not justify Criterion C, architecture because even though the house is rare, the building is in poor condition and integrity is in question. There is also no context of how rare this architecture is, as dutch colonial architecture is not rare in New York state. The stucco on the house went on in the 1980s and the stone work is the most character-defining feature of the house left. The interior has very little integrity. With no images of full rooms, including images of full doorways, fireplaces, kitchens, etc it is assumed the integrity is lost in those locations.

Recommendation/ Criteria For a resubmission for this nomination, the possible solution would be to evaluate the building under Crit D. information potential. Since many of the structural elements are exposed, it may be possible to list the building as a rare surviving example discussing the building techniques, etc.

Reviewer Alexis Abernathy

Discipline Historian

Telephone (202)354-2236

Date \_\_\_\_\_

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

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



**Stabilization Assessment:  
John Green House  
23 Main Street, Nyack, New York, 10960**



**Prepared for  
The John Green Preservation Coalition, Inc.  
P.O. Box 378  
Nyack, New York 10960**

**January 25, 2017**

**Prepared by  
Stephen Tilly, Architect  
22 Elm Street, Dobbs Ferry, New York 10522  
Phone (914) 693-8898  
and  
Silman – Structural Engineers  
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*ca. 1900-1930s*  
*(Photo: Nyack Library)*



*ca. 1984*  
*(Photo: Nyack Library)*



*ca. 2015*  
*(Photo: Nyack News and Views)*



*December 7, 2016*



## **Introduction**

In November of 2016 Stephen Tilly, Architect (STA) was engaged by The John Green Preservation Coalition, Inc. (JGPC) to prepare a structural assessment of the John Green House located at 23 Main Street in Nyack, New York.

The assessment took place on December 7th, 2016 from 10:00 am until approximately 2:00 pm. Representatives from JGC, Winston Perry and Thomas Morrison, were present to provide access to the interior of the structure. Sub-consultants engaged by Stephen Tilly, Architect include Silman, Structural Engineers (Silman). Stephen Tilly, Architect was represented by Stephen Tilly, Principal and Stephanie Reinert, Historic Preservation Director. Silman was represented by Derek Trelstad, Associate.

Our assessment included visual, non-destructive observation of all exterior and interior (all floors from the basement to the attic) components required for a general overview of the existing conditions of the building, with particular emphasis on structural conditions and defects.

The scope of services included the following:

1. Field investigation: Visit the site to observe and document existing conditions, including current exterior bracing. Documentation will consist of field notes and digital photographs.
2. Written report: Prepare a written report summarizing findings with representative photographs and recommendations. The structural assessment will not include calculations or modeling of the existing building or the design of shoring or remediation. It will include commentary on the existing measures in place and recommendations for: further shoring or other related early actions; additional investigations such as probes or scanning of masonry; long term strategies for structural stabilization.
3. Drawings: Use of the background drawings by Jeffrie Lane (included in the report by Win Perry) to record observations made during the field investigation. Annotations will provide information required to convey existing conditions of the structure and current stabilization measures in place. These drawings will be annotated by hand and be diagrammatic in nature and reflect the location and description of findings from the field investigation along with recommendations for addressing conditions requiring repair and restoration.
4. Cost Estimating: Preparation of an "in house" Statement of Probable Cost associated with the Work identified in the Report. This estimate will be based upon best judgment relying on experience with Projects of a similar nature.

## Executive Summary

The John Green House is historic brownstone and wood-framed building constructed ca. 1819 on the lower portion of Main Street in Nyack, New York and currently owned by The John Green Preservation Coalition, Inc. (JGPC). A National Register of Historic Places Registration Form was completed in July 2016, the property was listed on the New York State Register in December 2016 and the State Historic Preservation Officer has forwarded the nomination to the Keeper of the National Register.

We reviewed the comprehensive *Draft Preservation Plan* completed by Winston C. Perry Jr., AIA for the John Green Preservation Coalition (December 30, 2015) prior to visiting the site. This plan includes historical research, historic images of relevant maps and the building, an existing conditions assessment, a list of recommended work broken into phases with associated preliminary cost estimates, and existing condition drawings provided by Jeffrie Lane, AIA that were especially informative. In addition to the report Winston C. Perry also provided sketches of the framing plans for each floor and the roof prior to the field investigation: these drawings were integral to the team's understanding of the structural system of the building.

The architectural consultant visited the building previously in January 2016, in anticipation of The John Green Preservation Coalition obtaining grants and funding to proceed with work. The John Green Preservation Coalition completed phases of bracing, selective interior finishes demolition, and reconstruction of the brownstone masonry wall at the Northeast corner throughout 2016. In early December 2016 the architectural and structural consultant formally visited the property to undertake the stabilization assessment, which was limited to observation of visible structural components.

The former residence measures approximately 32' by 36" and is constructed of brownstone perimeter walls with sections that have been replaced or infilled over time with concrete block masonry. The gambrel roof is wood framed, currently covered with a tarp, and there are portions of two (2) sizable brick chimneys rising on the interior of the East wall. The East wall is currently in the most precarious condition, with significant cracks and bulging, and has been braced. The Southeast and Northwest corners have also been braced, along with the section of the North wall near the joint between the recently reconstructed brownstone wall/corner and the original wall. Significant areas of the stucco finish have been lost and the majority of the exposed joints between the brownstones have lost mortar, with some of the walls having sizable holes in them. The majority of the wood framing is in fair to poor condition and supplemented with framing to secure conditions for limited construction work and investigation.

The assessment includes architectural observations of the existing conditions, an illustrated letter report outlining structural observations followed by conclusions and recommendations for work, and a resulting Scope and Sequence of Work Summary followed by a Preliminary Statement of Probable Cost to identify future steps for JGPC to undertake as they move forward with permanently stabilizing and rehabilitating the historic building for future use in the community.



## Architectural Observations



*1. North Elevation*



- 2. Cracks above center window at second floor*
- 3. Uneven wall face where newly rebuilt wall at Northeast corner meets remainder of North wall*
- 4. Tie at Second Floor joist level between center window and door*
- 5. Masonry separation and mortar voids at Northwest corner*





*6. West Elevation and Southwest Corner*



- 7. Bracing, loss of stucco and bulge at lower portion of West wall*
- 8. Tie evident beneath stucco at level of Attic floor joists, near the center of the wall*
- 9. Southwest corner*





*10. South Elevation*



*11. Upper portion of bracing*



*12. Lower portion of bracing and masonry separation at Southeast corner*



*13. Entry to Cellar*





*14. East Elevation*



*15. Failing plaster and masonry at Southeast corner*



*16. Large cracks at Southern portion of East wall*



*17. Bulge at Western portion of East Wall, adjacent to chimney*





*18. Northeast Corner (rebuilt 2016)*



*19. Eave trim at East roof*



*20. Upper portion of rebuilt East wall*



*21. Bulging (stuccoed) lower East wall and rebuilt corner*



*22. Cellar, North Wall at East Corner*



*23. Concrete masonry piers, looking Northwest from Cellar entry  
24. Outline of masonry infill of previous opening at West wall*





25. Failing First Floor joist at West wall of Cellar

26. Concrete block inner wall at South Wall, looking toward Southeast corner



27. Concrete block inner wall at South Wall

28. Cellar entry

29. East wall and piers at Cellar entry



30. Back of triangular chimney mass, with joist cut to accommodate masonry

31. Front of chimney mass



32. First Floor, Northeast corner with reconstructed wall to the left & chimney to the right



33. Joint between existing and reconstructed North wall at East window head  
 34. Joint between existing and reconstructed North wall below East window  
 35. Tie at Second floor joist level





36. Stair landing just above head of North door & upper run to Second Floor  
 37. Missing masonry at West wall beneath stair, just North of West entry door



38. Southeast corner (brownstone) with concrete block infill at East & South walls  
 39. Interior finishes & trim, inner wood-framed wall, finishes & trim on interior of masonry wall, brownstone & concrete block infill at East wall, South (right) of chimney in Figure 38



40. Failing brick structure at interior chimney, North room  
 41. Interior partition wall studs and bracing, between North & South rooms  
 42. Charred lath at walls and ceiling at Stair Hall





**43. Second Floor, Northeast corner with original construction West (left) of the window, reconstructed brownstone masonry wall to the East (right) of the window, and concrete block construction on the East Wall (far right)**



**44. Joint between brownstone & concrete block construction at East wall**

**45. Discontinuous Attic floor joists above partition between North & South rooms**





46. Wood lath (including ray configuration below wall string of upper run to Attic) & bracing  
 47. Stair landing between First and Second Floors



48. Concrete block, brick, and original brownstone masonry construction at Southwest corner (Bath previously)  
 49. Concrete block construction on both sides of brownstone masonry at Southeast corner



50. Inner wood-framed wall, original wood header & nailer at brownstone opening with concrete block infill at East wall, South (right) of chimney in Figure 49  
 51. Original plaster, mortar and brownstone section at opening south of chimney in Figure 49  
 52. Concrete block construction at East wall and fireplace opening



53. Attic, Northeast corner with reconstructed brownstone masonry wall below the dormer window (North wall)



54. Reconstructed brownstone wall beneath Eastern dormer window (North wall)  
 55. Original plaster-finished masonry knee wall (North wall)





56. Northwest corner at stair landing between Second Floor and Attic

57. Deteriorated plaster of knee wall & roof framing at Southwest corner (Bath, previously)



58. Deteriorated roof and dormer framing & concrete block knee wall at Southeast corner

59. Failing skip sheathing of roof at Southeast corner



60. Missing section of South chimney at East Wall

61. Deteriorated purlin at South roof

62. Deteriorated purlin and bracing at South roof

20 January 2017

Stephanie Reinert  
Stephen Tilly, Architect  
22 Elm Street  
Dobbs Ferry, NY 10522

RE: Technical Assistance Grant  
Conditions Report  
John Green House  
23 Main Street, Nyack NY

Silman Project No 17495.00

Dear Stephanie:

Silman visited the John Green House, 23 Main Street, Nyack, New York on Wednesday, 7 December 2016, to walk through the building with Stephen Tilly, Architect (STA) and document the condition of the existing structure. A summary of our observations and recommendations for additional documentation, analysis, shoring and bracing, and repairs are provided in this letter report.

#### **General Description**

Built in the early nineteenth century, the John Green House is located near the east end of Main Street. It sits on the north side of the road, in the middle of a row of what were once single-family dwellings. The building has a rectangular foot print (nearly square), with its nominally longer axis running north to south or perpendicular to the street. With two storey's over a full cellar and an attic floor tucked in to a gambrel roof, the structural system in the building is typical for early nineteenth century houses – masonry foundation, masonry bearing walls, and wood floor framing. Typical though only in the most general terms. Wood framing from earlier buildings appears to have been re-used and lumber salvaged from other sources has been repurposed as structure at the John Green House.

Each floor is divided in to three spaces – two larger rooms on the east and a long narrow space on the west. The long narrow space contains the stair, circulation space, and several smaller rooms. Wood floor framing at the first, second, and third (attic) floors bears on structure that aligns with the division of the space on each floor. Girders supported on piers



support the first floor structure; at the upper floors floor framing bears on wood framed partition sitting over the girders. Framing plans developed by Win Perry show the existing framing at each floor and the roof (see Appendix).

The perimeter masonry bearing walls extend from grade to the eave line of the roof. The gable end walls at the attic are framed in wood and support the ridge of the roof, which runs east to west, the shorter dimension of the building. By extension, then, the gambrel roof spans the longer side of the building. To accommodate the span across the long dimension of the building, rafters are supported on two "trusses" that sit below the point of inflection in the gambrel roof. The "trusses" are braced frames, rather than true trusses, bearing on the gable walls and on a post at about mid span. The posts (one at the north and one at the south truss) appear to sit directly on the floor – without substantial framing below.

Two chimneys flank the ridge at the east gable wall.

### **Observations**

Our documentation of construction, notes on condition of the structure, and recommendations (in the section that follows) are based on visual observation of portions of the existing structure that were readily accessible and not concealed by finishes. Sampling of components of the structure for material identification and/or laboratory testing, in situ testing, non-destructive evaluation, and/or other non-visual assessment of the existing structure was not part of the present scope of work.

Observations are organized in the report roughly by structural systems – foundations, exterior masonry bearing walls, and floor structure, including cellar, first floor, second floor, third floor (attic), and roof.

*Foundation* – The original foundation is sandstone (also called brownstone because of its color). A concrete masonry unit (CMU) wall was built inside the south wall of the cellar, apparently to contain the remains of the foundation below a portion of the south wall that collapsed (see below). CMU piers support girders that carry the floor framing and bearing partitions at the floors above.

In general, the foundations are in fair to good condition. The stone foundations are in fair condition largely because the mortar used in the wall is both soft and poorly cohesive. Two portions of the original foundation, one along the north end of the west wall is bulging inward and another adjacent to the base of the chimney/below the fireplace at the north

room appears to be moving outward. These portions of the wall are in poor condition. The CMU foundations that have been added recently are all generally in good condition.

The floor at the cellar is dirt and was wet at the time of our visit.

*Exterior Bearing Walls* – The original masonry walls are, like the foundation, built of sandstone. Iron ties were used at the north, south, and west walls to secure the masonry to the floor framing at the second floor. (Ties may not have been present at the east side because the chimney stacks braced the wall; evidence of ties at the east wall may have been lost when the wall collapsed.) While robust on the exterior the connection of the ties to the floor framing is not nearly as substantial. Portions of the south and east wall collapsed in the past and were rebuilt with 8-inch, concrete masonry units (CMU). A reinforced concrete bond beam was also installed at the east wall, at the portion rebuilt with CMU. All of the masonry has been coated with a cementitious stucco, except where the masonry has been rebuilt (see below).

Both the east and west walls of the building are displaced and/or deformed. The east wall is leaning to the east and has been braced with 2x wood struts. The west wall appears to be either partially leaning to the east (in to the building) and/or bulging. The displacement / deformation in the west wall appears to correlate to the bulge in the foundation below. Substantial cracks were observed along the south wall and the corner where the east and south walls meet. A smaller crack / open joint was observed at the north wall, just west of the entry. The northeast corner of the bearing wall was recently rebuilt using salvaged materials.

*First Floor Framing* – Details on the existing framing are shown on the plans in the appendix. Almost all of the existing finishes have been removed, leaving framing in the building – for the first and upper floors –exposed. Floor framing sits on a step in the foundations. Most of the existing original floor framing and decking is deteriorated. Pressure-treated lumber has been used to shore the existing floor and framing. See the section “Shoring” for additional information.

*Second Floor Framing* – Details on the existing framing are shown on the plans in the appendix. Framing is a mix of “standard” lumber commonly found in floor framing, as well as salvaged and/or “non-standard” material, such as 5/4-inch boards that been put into service as framing.



The east-west bearing partitions at the first and second floors (supporting framing at the second and third floors) have skewed to the east. While it is not clear that the skew in the framing is recent, by removing finishes at these partitions their stiffness has been reduced. Ends of the individual members of the floor framing bear on a "sill" embedded in the masonry wall. Where the masonry wall was recently rebuilt, some of the wood members were found to be sound and others deteriorated.

*Third Floor Framing* – Details on the existing framing are shown on the plans in the appendix. The variety of materials used for framing at the third floor are similar to those used on the second floor. Ends of the individual members of the floor framing bear on a "sill" embedded in the masonry wall. Where the masonry wall was recently rebuilt, some of the wood members were found to be sound and others deteriorated.

*Roof Framing* -- Details on the existing framing are shown on the plans in the appendix. Framing at the roof is slightly more regular than at the floors in that rafters are consistently sized and follow a common orientation. Though the braced frames or trusses are built with odd lengths of material that has been somewhat haphazardly connected. A section of the roof, including the "upper chord" of the south "truss" is water damaged and deteriorated.

*Shoring* – Temporary wood shoring has been placed through-out the building. Some, as at the cellar and roof, to support deteriorated structure. Other shoring was added when the northeast corner of the masonry walls was rebuilt. Much of the shoring is effectively providing temporary support. Generally, it has been designed and installed as an expedient measure for providing support where original structure is compromised, not as a comprehensive system. Most of the existing shoring will need to be supplemented and/or replaced when repair to the masonry and floor structures is started.

Bracing has been installed at the east wall, the center of the north wall, at a bulge in the west wall, and at the east end of the south wall. More extensive bracing may have been in place at the north wall before the corner was rebuilt. The bracing typically consists of a 2x placed flat on the wall and a built-up 2x struts extending upward from grade to the elevation of the second floor window sills (approximately).

#### **Conclusions and Recommendations**

Recommendations are organized roughly by structural systems, following the approach used in the section "Observations" (above). Overall, the structure at the John Green House is in fair condition. While some portions of both the masonry and wood structure are in good

to excellent condition – the rebuilt masonry in the northeast corner and some of the floor framing – most is fair to poor.

Appropriate steps have been taken to shore the building and rebuild portions where collapse seemed imminent. However, a more systemic and robust approach to providing temporary shoring and bracing should be initiated in conjunction with a comprehensive plan for repair and reconstruction, as required, of the structure. While we've provided recommendations for each structural system in this section, few, if any, of these recommendations can be implemented as single tasks. Foundation repairs, for example, should be executed at the same time as the first floor is reframed. Planning this work to follow immediately after installation of the shoring and bracing could allow the design for the temporary structure to be lighter and less expensive. All of the repairs should be designed by a professional engineer familiar with structures of this period and type of construction.

*Documentation and Analysis* – A comprehensive program of documentation and analysis is recommended. Specific recommendations for both additional investigation and repair are provided in the paragraphs that follow. Documentation should be a joint effort between an architect and a structural engineer – both with experience in historic preservation and with buildings of this age and type – so that the significance of the remaining existing structure can be more fully understood at the same time that the condition of each member is assessed. This approach will permit open and frank discussions with the [ John Green House Conservancy ] about what should be preserved, what can be preserved and maintained as “working” structure and what will need to be replaced, repaired, and/or supplemented with new structure. These discussions can be tied to explorations of suitable programming for the building that will also address issues of accessibility and code compliance in general.

*Foundation* – Testing and probes are recommended at the foundation, as well as all of the remaining original sandstone bearing walls above. Testing should include non-destructive evaluation (NDE) to document voids in the masonry as well as other in situ testing to evaluate whether the existing masonry assembly can be effectively repaired with grout injection. Samples of materials used in the original foundation – both stone and mortar – should be removed for chemical and petrographic analysis so that specifications for appropriate repair materials can be developed.

Displaced portions of the foundation should be stabilized or rebuilt. This includes the portion of the west wall and the confined section of the original masonry inside the CMU at



the south wall. Moisture drive into the building from the dirt floor is a primary cause of deterioration of the wood framing at the first floor. A vapor barrier should be installed over the dirt, to the foundation wall, and ballasted with gravel. To maintain reasonable clear floor to ceiling heights at the cellar, a limited amount of excavation may be required – limited by the depth of existing footings and the cost of archeological work that may be necessary at the cellar floor.

Providing heat in the building, at the cellar at least, is recommended to keep the temperature in the cellar from dropping below freezing. With shallow foundation and an unheated cellar, the masonry foundations and the structure they support may be damaged by heaving in frozen soil. Upper portions of the building should be properly moth-balled so that air circulates freely through the building.

*Exterior Bearing Walls* – The scope of masonry repairs will depend on the results of the NDE and material testing (see the section on “Foundations” above). The repairs will likely include reconstruction of the southeast corner of the building, local reconstruction, pinning and grouting of the west wall, partial reconstruction of the north wall – to allow the recent repair to be faired in to the remaining portion of the north wall, pinning and grouting the remaining portions of the north wall, and rebuilding the east wall to replace the prior repairs. Repairs to the east wall should be coordinated with repairs to the existing fireplaces and chimney stacks. See the section “Shoring” below for additional information.

*First Floor Framing* – The existing framing should be replaced with new material. Two approaches can be taken to replacing the first floor framing; existing members can be replaced with new material of the same species, size and spacing; this is “in kind” replacement. Alternatively, the replacement framing can be solid-sawn, 2x or 3x lumber spaced and built to modern standards.

Existing CMU piers can be reused. Though reducing the number of piers may make the cellar more flexible for future build-out as mechanical and support space for the programming on the upper floors.

*Second Floor Framing* – The extent of deterioration at the second floor framing should be documented; complete documentation will require access to existing framing can be sister with 2x lumber and/or supported on a 2x4 “liner wall” built inside the existing masonry wall. Existing bearing partitions can be supplemented with new 2x lumber studs, set plumb within the existing skewed framing.

*Third Floor Framing* – The scope for the third floor is the same as for the second floor.

*Roof Framing* – Local repairs to the roof framing that address deterioration should be implemented. Existing members can be replaced “in kind” and supplemented with additional new structure so that the idiosyncratic original framing can be interpreted and still continue to serve as “working” structure.

Repairs and/or enforcement of the trusses is a bit more complex. Recommendations for that work will need to follow completion of a complete analysis.

*Shoring* – Retaining an engineering firm that specializes in shoring design to develop temporary structure to support the existing framing will help to provide more robust support to the existing structure – both the floor framing and existing masonry – and facilitate phased repairs to the structure as funding permits.

Until an engineered design can be developed and new shoring installed, the existing bracing at the exterior walls should be supplemented with additional struts, placed lower on the wall and extending to the same point on the ground as the existing braces. More substantial “pins” should be placed at the lower end of the braces to keep them in place.

If you have questions about the construction documented, conditions observed, or recommendations please call (212.620.7970) or email ([trelstad@silman.com](mailto:trelstad@silman.com)).

Sincerely,

Derek Trelstad  
Associate





**Photo 01** – General view of northeast corner of house showing shoring at east and north walls. Northeast corner of masonry wall has recently been rebuilt.



**Photo 02** – General view of northwest corner of house showing shoring at west and north walls. There is an open joint / crack in the north wall, just west of the entry door. The masonry wall is leaning / bulged at the brace on the west wall.



**Photo 03** – General view of east side of house showing bracing and cracks in masonry. The concrete masonry unit (CMU) infill and concrete bond beam installed at the north end of this wall has been covered with stucco.



**Photo 04** – General view of southeast corner of house showing shoring at east and south walls, as well as the large crack that has developed. The joint between the original masonry and the CMU at the south wall is along the right or east jamb of the windows.





**Photo 05** – Bulge at the northwest corner (west wall) of the foundation. There is a door opening to the left of the bulged section of wall that has been filled with masonry.



**Photo 06** – General view of first floor framing and the girders, posts, and piers that support the first floor framing. Most, if not all of the first floor framing is severely deteriorated.



**Photo 07** – General view of southeast corner of house at interior showing existing “liner wall” along south and east elevations and the remains of the original masonry butted to the CMU built following local collapses of the original masonry.



**Photo 08** – Typical single-piece “jack arch” lintel in the exterior leaf of stone. Where the wall has been rebuilt, the arches have not been replaced. Temporary 2x lintels were placed in the wall until the stones can be replaced.





**Photo 09** – General view of northeast corner from the interior showing rebuilt corner and the CMU and concrete bond beam at the south wall. The masonry at the firebox has partially collapsed.



**Photo 10** – Separation between the exterior wall (left in image) and the chimney mass is evident at the first floor, north room.



**Photo 11** – Typical condition of first floor framing. Pressure-treated material (left in image) has been installed to shore both the joist and the flooring. The flooring is shown supported in this image. See Photo 06 for shoring at joists, in background.



**Photo 12** – Bearing partition between north and south rooms at the first floor. Once vertical studs and square door opening are now skewed to the east.





**Photo 13** – Close-up view of interior leg of anchors at facades (arrow).



**Photo 14** – General view of idiosyncratic framing at second floor.

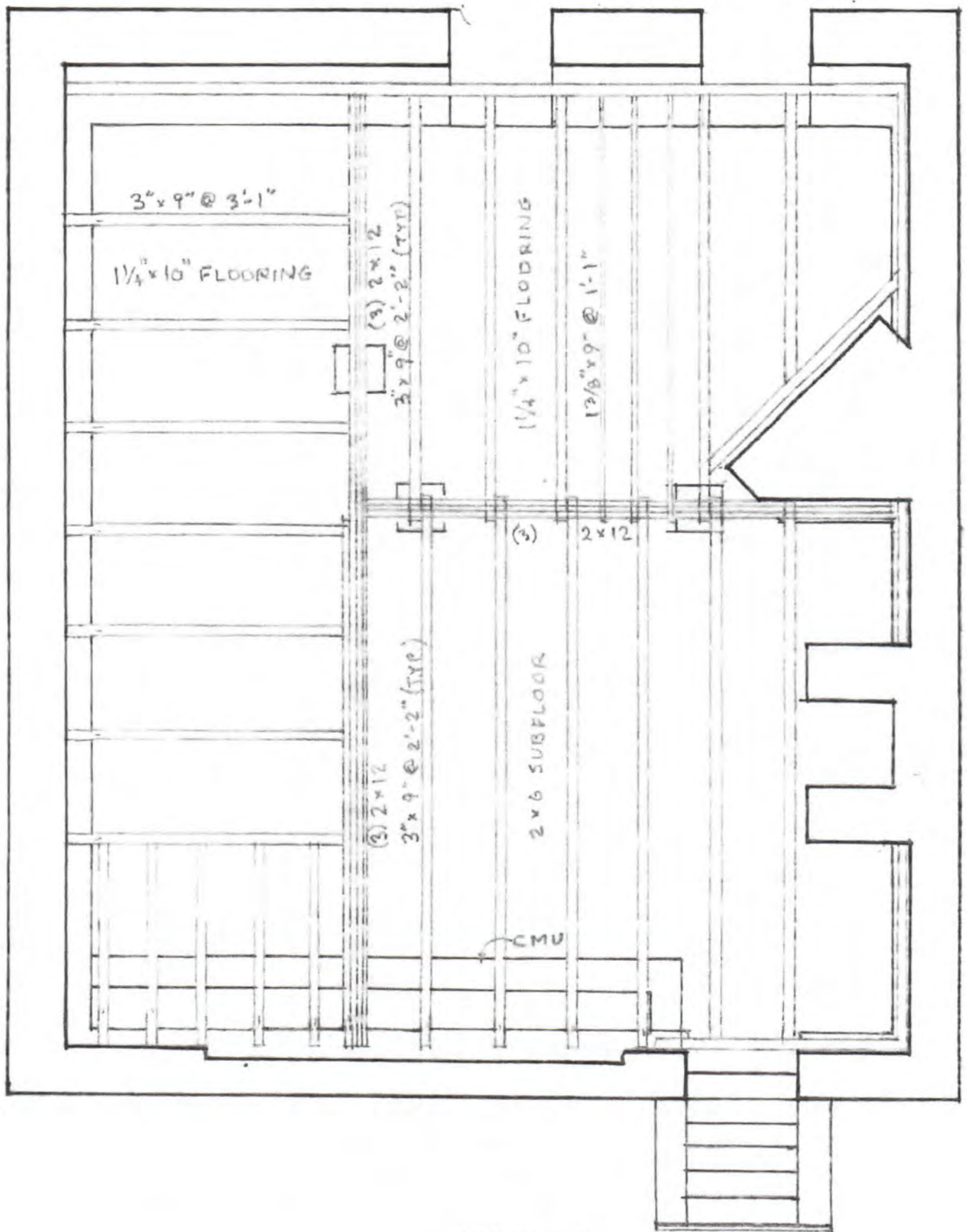


**Photo 15** – General view of roof framing, looking south at east end of south slope of roof. Water damaged “upper chord” of “truss” is visible at the center of the image.

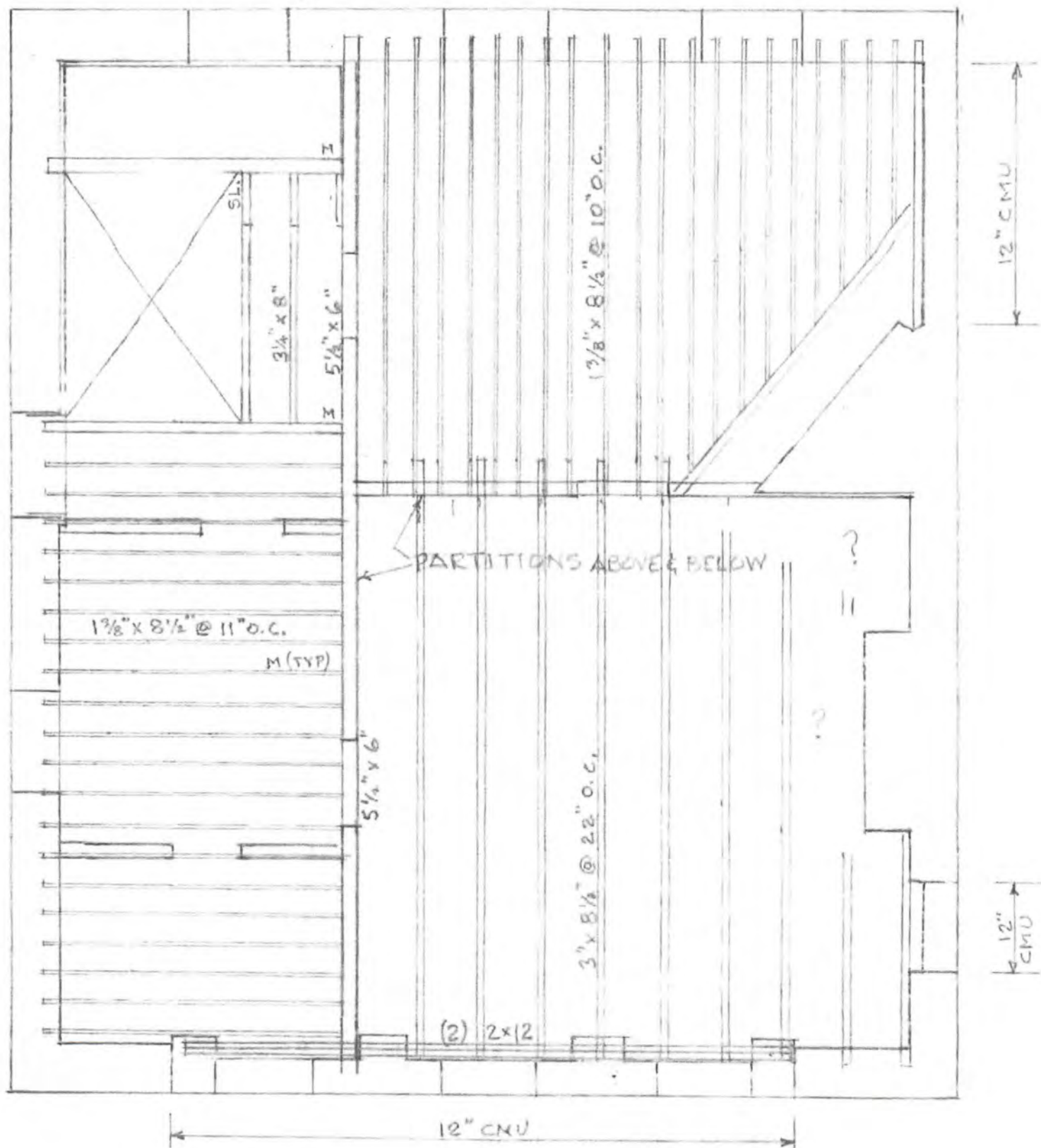


**Photo 16** – General view of “truss” framing over post at mid-span (east to west). Post appears to bear on floor, not on beam in floor.





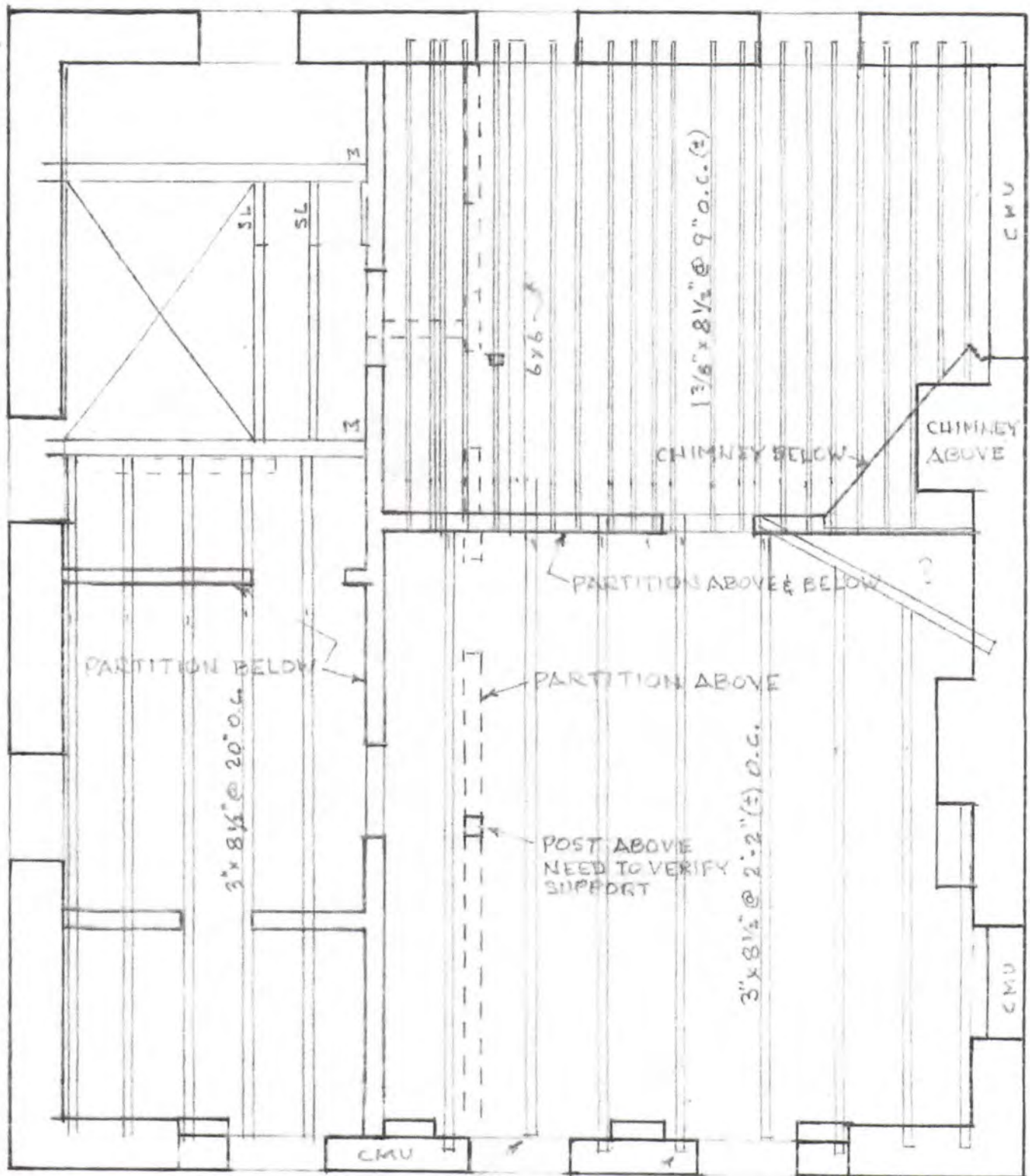
EXISTING  
 FIRST FLOOR FRAMING PLAN  
 SCALE: 1/4" = 1'-0"



M = MORTISE & TENON JT.

EXISTING  
SECOND FLOOR FRAMING PLAN  
 SCALE: 1/4" = 1'-0"





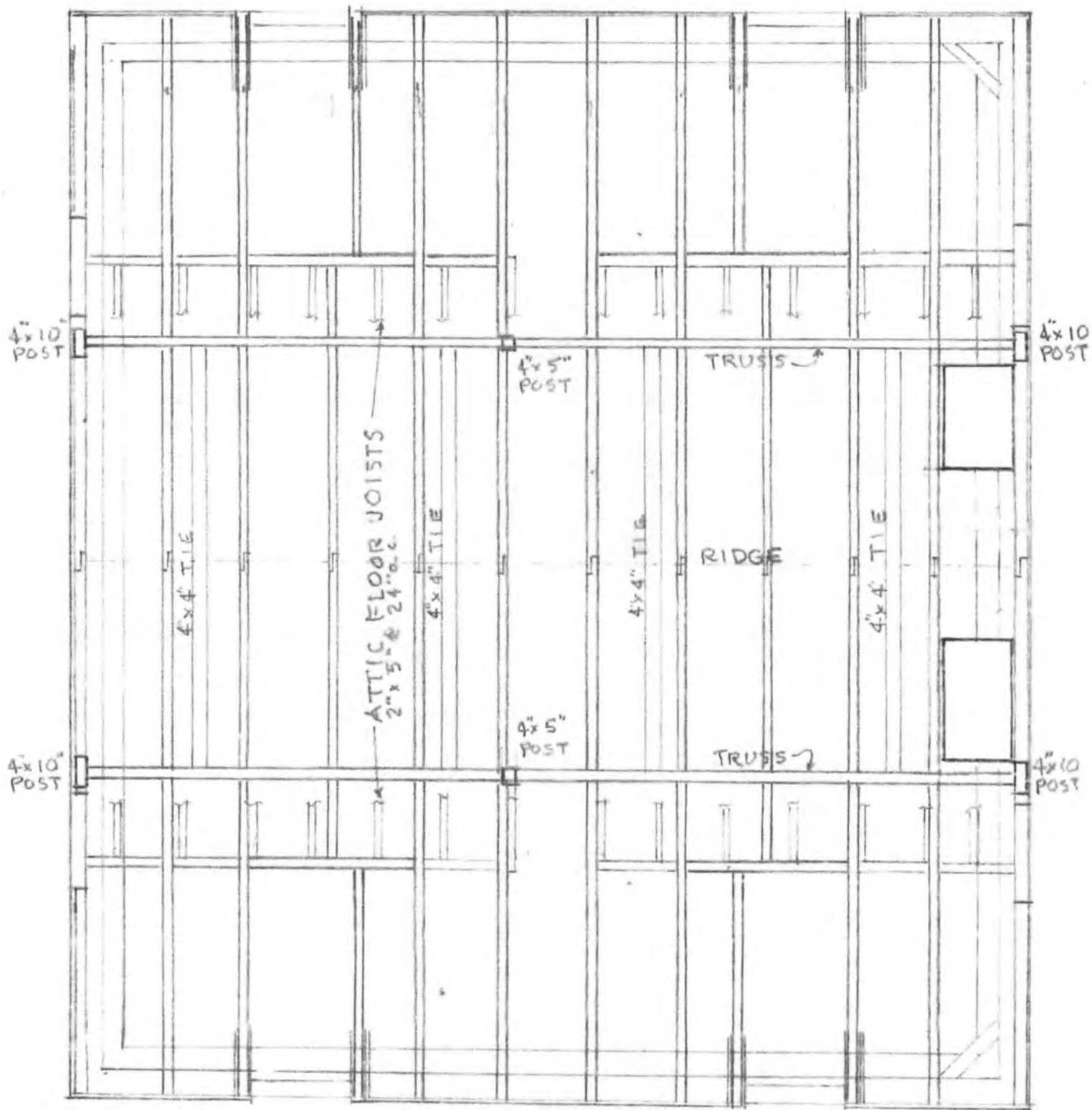
APPARENTLY NO SUPPORT

1. BEARING ADEQUATE? (TYP)

EXISTING

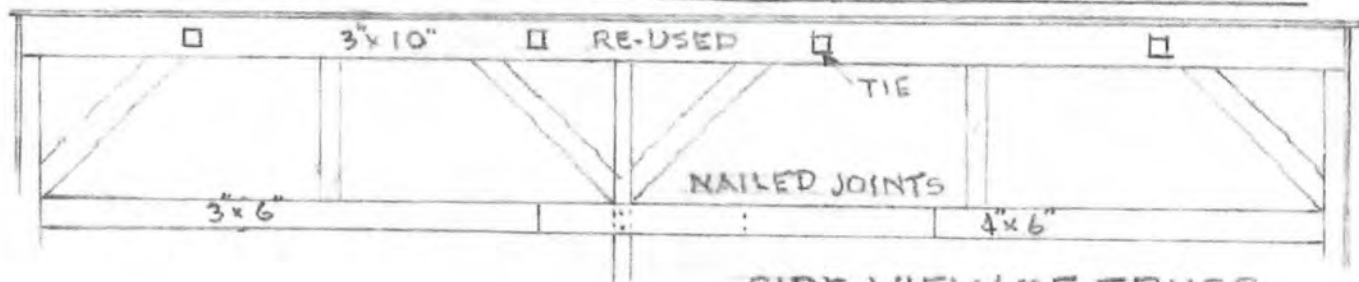
THIRD FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



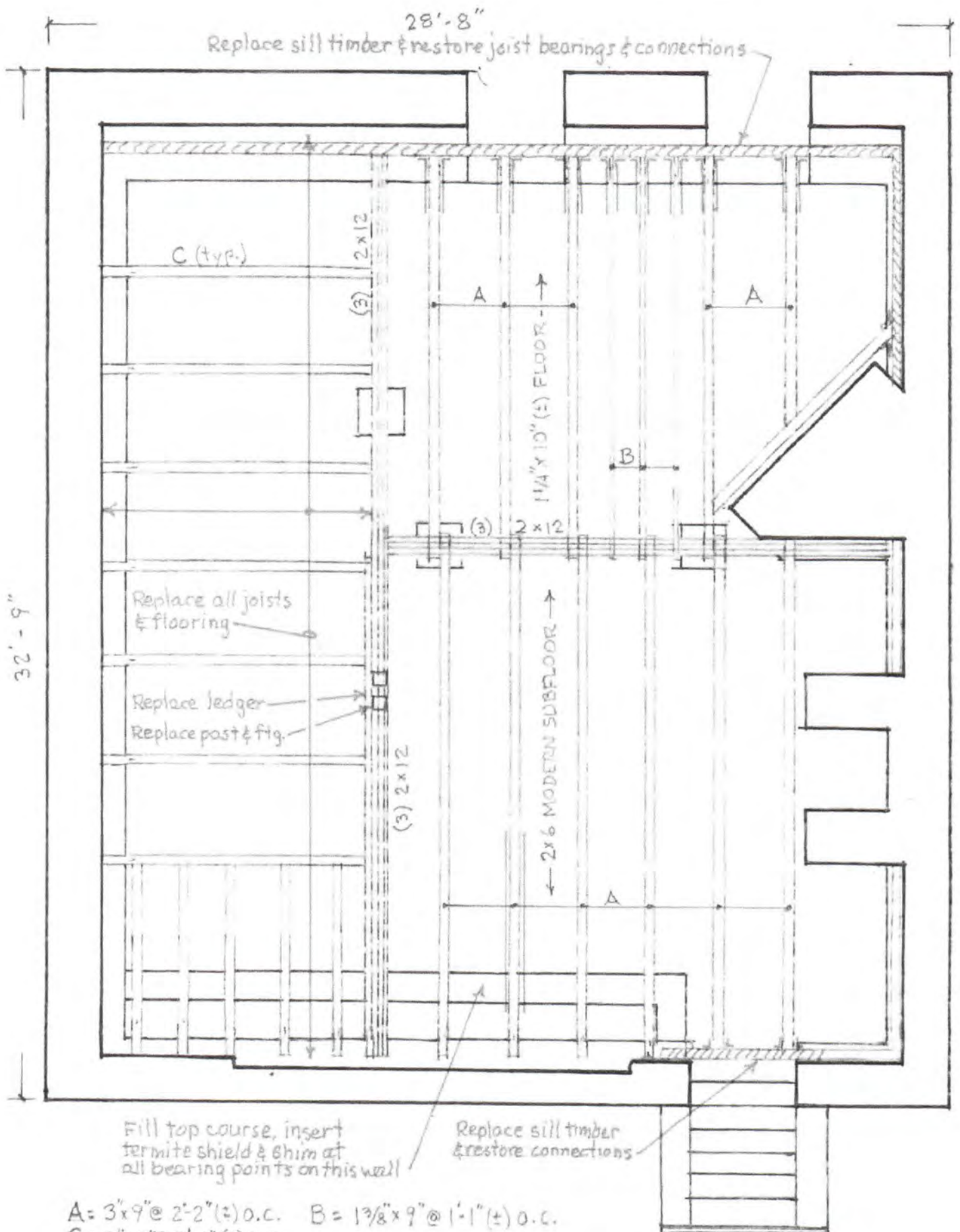
SCALE: 1/4" = 1'-0"

EXISTING ROOF FRAMING PLAN



SIDE VIEW OF TRUSS





FIRST FLOOR FRAMING PLAN  
 SCALE: 1/4" = 1'-0"

## Scope and Sequence of Work Summary

The following list summarizes the recommended scope and sequence of work for moving forward with permanent stabilization of the John Green House, from urgent modifications of the existing bracing through permanent structural stabilization and rehabilitation of the entire structure as outlined in the 2015 Draft Preservation Plan. Also see the letter report completed by Silman for additional information.

### **1. Urgent**

- a. **Immediately:** Complete modifications to bracing the East wall as discussed during the December 7<sup>th</sup> site visit, including installation of additional struts and more substantial pins.
- b. **Before Summer, 2017:** Engage shoring and bracing engineer to provide drawings for shoring and bracing of the entire structure, in anticipation of stabilizing the structure for the time required to complete phases of documentation and analysis, development of documents for permanent repairs, and fund-raising to support construction.

### **2. Design**

- a. Documentation and analysis of the entire structure by a team consisting of a structural engineer, architect, materials conservator, and building scanning specialist. This phase of work would include a day-long site visit by the engineering and architectural staff, and a site visit from the materials conservator (to extract mortar and stone samples). Information resulting from this phase would include architect's and engineer's field notes, structural analysis of existing conditions that will inform the design work for permanent repairs, and a report from the materials conservator identifying a "recipe" for replication of the mortar and repair recommendations.
- b. Scanning of the exterior bearing walls to locate any voids within the stone wall construction and determine the feasibility of grout injection or other methods of appropriate stabilization. The evaluation may include the use of equipment such as ground penetrating radar, a pachometer and fiber optic videoscopes, as well as additional tests to determine the interconnectivity of any voids. The walls will also be measured for bulging and leaning, to inform forthcoming permanent repair documents. The architect, and structural engineer will attend the investigation to glean the greatest amount of information possible and the building specialist will provide a report summarizing the investigation.
- c. Development of plans and documents for permanent repairs by the architect and structural engineer, based on documentation and analysis work indicated above. Prior to this phase the John Green Preservation Coalition, Inc. will need to identify specific uses for each floor of the building to inform the structural analysis and ensure the design will meet all building code regulations.



### Building Code

The current building code applicable to work on the John Green House is the **2015 International Existing Building Code (IEBC)** and **2015 International Building Code (IBC)**, as amended by Chapters 1-9 and referenced standards in Chapter 10 of the **2016 Uniform Code Supplement** published by the New York State Department of State.

Section 1201.3 of the 2015 IEBC provides special occupancy exceptions for historic buildings having a residential occupancy (R-3) that will also be used for assembly, business, or museum purposes. This section allows the code official to determine the building is business occupancy (B), which allows live loads of 50 pounds per square foot (psf) rather than the more stringent 100 psf required for assembly areas.

After the existing structural conditions of the building are analyzed and the proposed use of each floor is determined, the engineering and architectural team can design the reframing of the First Floor to meet the 50 psf business occupancy or upgrade it to 100 psf for assembly use if the incremental costs allow for it.

### **3. Fund-Raising and Approvals**

### **4. Construction**

The scope of permanent improvements is understood to be comprehensive, from top to bottom: a further excavated, heated and humidity-controlled basement/crawl space; new first floor framing targeting code loading requirements for proposed first floor uses; structural reinforcement of second and third floors and roof framing; reconstruction through repointing, grout injection or other means and rebuilding of masonry walls; a new roof; related site drainage improvements; mechanical, electrical, plumbing, fire protection and security systems; and interior finishes and fixtures.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

|                   |                    |  |
|-------------------|--------------------|--|
| Requested Action: | Nomination         |  |
| Property Name:    | Green, John, House |  |
| Multiple Name:    |                    |  |
| State & County:   | NEW YORK, Rockland |  |

Date Received: 4/28/2017      Date of Pending List:      Date of 16th Day:      Date of 45th Day: 6/12/2017      Date of Weekly List: 6/16/2017

|                   |             |
|-------------------|-------------|
| Reference number: | SG100000615 |
| Nominator:        | SHPO        |

Reason For Review:

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

☒ **X** Accept      ☐ Return      ☐ Reject      6/7/2017 Date

|                               |  |
|-------------------------------|--|
| Abstract/Summary<br>Comments: | <p>The John Green House is being returned because the nomination does not justify Green under Criterion B. The nomination mentions more than once that the house "though its precise use and occupation by Green remains unclear" and it does not justify how the house is significant for Green for Commerce and Transportation. What is the Context? Just because Green was important to Nyack in the areas of commerce and Transportation, it does not mean this house is important in the area of commerce and transportation.</p> <p>The nomination does not justify Criterion C, architecture because even though the house is rare, the building is in poor condition and integrity is in question. There is also no context of how rare this architecture is, as dutch colonial architecture is not rare in New York state. The stucco on the house went on in the 1980s and the stone work is the most character-defining feature of the house left. The interior has very little integrity. With no images of full rooms, including images of full doorways, fireplaces, kitchens, etc it is assumed the integrity is lost in those locations.</p> |
|-------------------------------|--|

|                             |  |
|-----------------------------|--|
| Recommendation/<br>Criteria | For a resubmission for this nomination, the possible solution would be to evaluate the building under Crit D. information potential. Since many of the structural elements are exposed, it may be possible to list the building as a rare surviving example discussing the building techniques, etc. |
|-----------------------------|--|

Reviewer Alexis Abernathy      Discipline Historian



Telephone (202)354-2236

Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : **Yes**

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