

SG 2508

(Expires 5/31/2012)



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Spencertown Historic District NOT AN MPDF
other names/site number _____

2. Location

street & number NYS Rt.203, Elm St., South St. not for publication
city or town Austerlitz vicinity
state New York code NY county Columbia code 021 zip code 12165

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

Leon David Muley _____
Signature of certifying official/Title Date 4/11/18

DSTAP
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:)

Alvin Oberholser _____
Signature of the Keeper Date of Action 5/25/18

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

Category of Property

(Check only **one** box.)

Number of Resources within Property

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

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

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

Contributing	Noncontributing	
76	26	buildings
2	0	sites
0	0	structures
0	0	objects
78	26	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC, single dwelling
- DOMESTIC, secondary structure
- DOMESTIC, hotel
- COMMERCE/TRADE, specialty store
- EDUCATION, school
- RELIGION, religious facility
- FUNERARY, cemetery

Current Functions

(Enter categories from instructions.)

- DOMESTIC, single dwelling
- DOMESTIC, secondary structure
- COMMERCE/TRADE, specialty store
- RELIGION, religious facility
- FUNERARY, cemetery

7. Description

Architectural Classification

(Enter categories from instructions.)

- EARLY REPUBLIC, Federal
- MID-19TH CENTURY, Greek Revival
- MID-19TH CENTURY, Gothic Revival
-
-
-

Materials

(Enter categories from instructions.)

- foundation: STONE
- walls: WOOD, weatherboard
- WOOD, shingle
- roof: ASPHALT
- other: BRICK

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Narrative Description

Summary Paragraph

The Spencertown Historic District encompasses the entire historic hamlet of that name in the Town of Austerlitz, which is located on the eastern side of Columbia County at the border of New York State and Massachusetts. It is situated amid the rolling hills of the Taconic range and is bisected by the Punsit Creek and a highway laid out in Colonial times carrying traffic from Connecticut to Albany. Running diagonally through the town from southeast to northwest, the road was later part of the Hillsdale to Chatham Turnpike, completed in 1805. The Punsit rises in the southern part of the town and flows north through the hamlet; it was harnessed for grist and saw mills at both ends of the hamlet and may have powered workshops in between. Some of the town's earliest farms were located on the hamlet's periphery and Spencertown, where the Punsit and highway intersect, quickly developed as a commercial center for the surrounding area. It was also the church town, having been established as such by the proprietors in 1756, with the first edifice erected on the village green in 1771. Created as one of many six-mile-square townships by the Massachusetts General Court at the western edge of the province and overlapping the contested New York border, Spencertown was planned as a traditional New England town and developed accordingly. By the mid-19th century, the hamlet had been built up with industrial, commercial, religious, educational and residential buildings, a remarkable number of which survive essentially intact today. Single-family dwellings designed in distinctive Neoclassical and Greek Revival styles characteristic to southwestern New England predominate and reflect the enduring cultural orientation of the community. When the Harlem and New York Railroad, running north out of Manhattan was extended into Columbia County in 1852, it bypassed the Town of Austerlitz to intersect with other railroads in nearby Chatham to the west, thereby diminishing Spencertown's central place status and curtailing its growth and architectural development.

The historic district contains 67 properties, of which 40 can be documented to an 1888 map of the hamlet and are pivotal to its significance. The majority of the historic properties are domestic in function, although the district also includes two churches, an academy, two hotels, two stores and a cemetery. The earliest dwellings are associated with the town's first settlers and were designed in the traditional New England manner with center-chimney plans. These were conservatively designed, preserving an iconographic architecture remembered from hometowns by both owners and builders. But these archaic forms were somewhat ephemeral, replaced in time by the bolder modern house designs spreading through the region during the early years of the Republic. A few buildings have been lost since 1888, among them stores, workshops and domestic and agricultural outbuildings. There are 78 contributing properties in the historic district (76 buildings; two sites), 26 non-contributing resources (all buildings, and the majority ancillary/secondary ones), three vacant parcels and three previously S/NRHP listed and thus uncounted resources (Pratt Homestead; Spencertown Academy; St. Peter's Presbyterian Church & Cemetery). Limited 20th-century construction has occurred within the district area.

Narrative Description

The boundary of the Spencertown Historic District was drawn to contain the hamlet as concentrated along Rt. 203 and South Street between crossings of the Punsit Creek. This also represents the extent of the hamlet as depicted on 19th-century maps. The plan is centered on a triangular green at the intersection of the two roads where significant religious, educational and commercial buildings are focused as well as the community cemetery. In early times, farm tracts

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encompassed the green, but their road frontages were subdivided for commercial and residential development as the hamlet grew in the early 19th century. The architecture of the hamlet reflects the evolving design of domestic buildings in the border region covering eastern New York and southwestern New England, particularly Berkshire County in Massachusetts. This architectural history begins with traditional center-chimney houses conceptually transported from New England where their owners and builders originated. An extraordinary two-story house of this type surviving in the historic district is a virtual duplicate of mid-18th-century domestic architecture in the Connecticut River Valley. No sooner had the enduring New England house type been transplanted to Spencertown than the center-chimney mass was broken up to conform to the fashionable center-hall plans, with smaller chimneys positioned on either side, first to the center of partitions dividing front and rear rooms and then to the gable ends. These early houses are rare, as Spencertown was slow to develop with permanent dwellings due to boundary and ownership disputes that were not resolved until after the Revolution. By that time significant changes had occurred in the design and planning of domestic architecture, and it proliferated with the growing population. Neoclassicism was a favored taste in rural New York and western Massachusetts and it is reflected in new house forms and decorative features built in the historic district. A generation later, the Greek Revival style swept through the region as thousands of New Englanders migrated west out of over-populated towns in the east. The final stage of architectural development began in the mid-19th century, when new progressive and asymmetrical house designs grew in popularity with local builders; however, this last group is conspicuously in the minority

EIGHTEENTH CENTURY BUILDINGS

The oldest surviving dwelling in the town is located in the historic district at 866 Rt.203 (PHOTO 1). Built ca. 1760, the Pratt Homestead (NR listed, 2008) is a two-story, wood frame, plank-walled house with a center chimney plan. The wide entrance centered on the facade contains twin paneled doors with a multi-pane transom framed by an architrave distinguished by wide pilasters with a flower carved in each capital. This entrance treatment together with the form, plan and construction methods clearly associates the house's architecture with the Connecticut River Valley, and more particularly the Hartford, Connecticut, area from whence the family came. The house is believed to have been built for Elisha Pratt (1706-1791) on one of the 100-acre farms granted by the Spencertown proprietors. The property covered both sides of the road and included a stretch of the Punsit Creek on which it is suspected there was a mill. Elisha's son, David Pratt (1738-1828), amassed 240 acres at the north end of the hamlet and beyond, on which he erected a substantial house in 1777. A building contract survives that identifies David Basset as the carpenter who framed the house, after helping Pratt cut the timber, and the mason, Thomas Beebe of New Concord (another Columbia County town created by the Massachusetts General Court). This massive two-story building at 924 Rt.203 is covered by a tall and wide gambrel roof, another emblem of 18th-century Connecticut architecture (PHOTO 2). As a novelty, however, it has a center-hall plan and had chimneys between the rooms on either side. Like many older houses in the region, this one was updated in the 19th century with a Greek Revival doorway and porch.

Hezekiah Holdridge (1837-1898) purchased a 100-acre tract on the east side of the green in 1789; it seems that this farm had been in the possession of proprietor John Dean, but the house at 808 Rt.203 likely was built for Holdridge (PHOTO 3). In form, plan and chimney placement, it resembles David Pratt's house, but without the cumbersome and by this time outmoded gambrel roof. Still, the five-bay front façade is organized in a traditional manner with flanking window groups widely separated from the center entrance with transom, here updated with a trabeated Greek architrave. Also typical of

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early New England houses, the tops of the second story windows are tight against the eave line. A house with a similar front façade was probably built for hat manufacturer John Tibbets (1777-1846) after he purchased the three-quarters-acre lot at 858 Rt.203 in 1802, although it may have been constructed for the previous owner, Amos Johnson (PHOTO 4). The house shares many features with the preceding 18th-century buildings and has an entrance framed by a distinctive pedimented architrave. Yet, its design incorporates corner pilasters and a frieze board into which the second-story windows are notched, indicating that the design is transitioning into the Neoclassical style. Also, its plan is also more modern with single rooms flanking the center hall with chimneys on the gable ends. The kitchen was contained in an ell in the rear, which would have accommodated the slaves the Tibbets are said to have owned.¹

The final building in the historic district originating in the 18th century is St. Peter's Presbyterian Church, portions of which were constructed on the village green by the Spencertown proprietors as a Congregational church in 1771. The hewn, scribe-rule frame was erected by William A. Babcock who, like most of the proprietors, had come from Connecticut. This structure, moved to its present location at 5219 South Street and embellished with Neoclassical features in 1826, represents the oldest church in Columbia County and is listed individually on the National Register of Historic Places (PHOTO 5). The move was performed by Philo Beebee, from nearby Canaan, and to the front of the old building was added a two-story, pedimented entrance pavilion with a single, central entrance surmounted by a large window with sidelights, elliptical transom and Neoclassical trim. A square tower springs from the front of the roof and supports a two-stage octagonal belfry capped by a small steeple. The entrance acquired a trabeated architrave at a later time, perhaps as late as the 1850s when the interior of the church was renovated.

NINETEENTH CENTURY BUILDINGS - NEOCLASSICAL

At the time the church was being moved across South Street into the cemetery, Spencertown was experiencing a period of growth and commercial development brought on by post-war prosperity and the final settlement of the protracted dispute over land ownership. Approximately one-third of the extant 19th-century houses in the historic district were built between 1800 and 1835 and exhibit aspects of Neoclassical design. Of these, more than half are oriented with a gable end facing the street with most of the gables enclosed with woodwork across the base to create pediments. Two buildings have more conventional gable roofs with five-bay front facades containing center entrances. One has a gable roof and a two-story, three-bay façade with an off-center entrance. All are a full two-stories in height, a scale expressing their elevated status in a rural landscape characterized by small story-and-a-half dwellings. In one sense, these larger houses show the breakdown of traditional 18th-century social hierarchies in the new republic, but they also reflect the town's continued cultural association with New England in their architectural similarities to communities across the border and their differences from the trajectory of the Dutch cultural hearth.

The Spencertown proprietors conveyed adjacent lots of 40 and 50 acres to Joseph Lawrence (1692-1785) and his son, Judah Monis Lawrence (1735-1810), in 1758 and 1761, respectively. Their allotments are believed to have included the land on which the stylish, two-story house at 5069 South Street is located (PHOTO 6). Local historians have named the

¹ Mrs. Frank Rundell, Sr., *And So It Was... Yesteryear in the Punsit Valley* (Spencertown NY: Griswold Press, 1993), 5.

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house for Judah M. Lawrence, who has been credited as “the first settler” in the town and the builder of the “first permanent dwelling in the village.”² However, it is more likely to have been built for one or more of his sons around the time of his death in 1810. The large gable roof dwelling has a traditional form embellished with features consistent with a construction date in the early 1800s, including pedimented gables, pilasters at the corners and framing the central entrance bay, and a doorway with sidelights, echoed in the tripartite window above it in the second story, and distinguished by an elegant pedimented porch with a central arched motif in a Palladian manner. The plan of the house has two rooms divided by a wide center hall with fireplaces and chimneys on the end walls. The single-pile plan created narrow end walls that emphasized the vertical attenuation favored in Neoclassical design. Like other transitional house forms of this period, the kitchen and service areas of the house were contained in a rear wing. Clearly a farmhouse situated at the outskirts of the hamlet, it shares design characteristics with other large farmhouses in the town more than the new houses built at the same time within the hamlet. The house is set back on the west side of the road, more of a rural than a hamlet siting. The remains of a mill site the Lawrences operated are found on the east side of the road, where the Punsit crosses it.

Probably the first and clearly the most *avant garde* Neoclassical house to appear in the hamlet was likely built for Judah Jukas (Jakah variously) Lawrence, grandson of Judah Monis Lawrence, on a one-acre lot subdivided from the family’s tract at 5191 South Street (PHOTO 7). Born in 1782, Jukas Lawrence is enumerated in the 1810 census with a young family, suggesting the house was built in the previous decade. Recent alterations have compromised the design quality of the building, but the original design can still be discerned from the two-story central mass flanked by one-story wings. It had been fronted by a two-story portico, but that feature has been altered with the second-story built out. This building is one of a number of houses sharing this sophisticated form in the area (and in the hamlet – see below) and probably inspired by the elaborate Anson Pratt House built in New Concord ca.1793.³

Other houses erected in this time period are more conservative, using traditional forms and plans. When the Rev. Joel Osborn (sometimes spelled Osborne) answered the call to fill the pulpit of the Congregational church in 1828, no housing was available, so he was obliged to build the first parsonage at 786 Rt.203 (PHOTO 8). A pediment was created in the gable on the wide, two-story front façade and a deep piazza fronted by Tuscan columns (later mounted on plinths, probably for repairs) was constructed across the front. The off-center entrance is neither fenestrated nor embellished, and there is little other decoration to distinguish the modest building. The pediment with its flush board tympanum and centered fanlight were sufficient to express the modern taste. Otherwise the stolid dwelling, with its story-and-a-half kitchen wing fronted by its own colonnade, preserves the form and plan of a traditional rural house.

Three similar houses built around the same time show more Neoclassical elaboration. The home of blacksmith Elisha Babcock at 839 Rt.203 was constructed in 1824 (PHOTO 9). Elisha was the son of William A. Babcock, builder of the Congregational Church, but 53 years later he would have been too old to have been much help. The two-story house has a three-bay front façade framed by corner pilasters with an off-center entrance and a flush-board pedimented gable with a louvered fan screen in the center. Apparently, there was no piazza on the façade or porch at the entry, which has no

² Franklin Ellis, *History of Columbia County, New York* (1878), 380; Rundell, *And So It Was*, p. 274.

³ <https://www.loc.gov/item/ny0911/>. Other accounts have suggested this house was erected ca. 1835 for Charles Dutcher, who purchased the property from Lawrence.

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sidelights or transom but is framed by thin pilasters on the sides and a stylized entablature with a tall frieze and shelf-like projecting cornice in a rural manner common to the region. Windows are surmounted by the same entablature with short pilasters on the sides terminating like label molds. The house built for the widow and children of Dr. Jonathan C. Olmsted, who died in 1824, at 831 Rt.203 was completed in 1826 according to family history (PHOTO 10). It has façade features nearly identical to the Babcock house, although the gable is sided with clapboards with an oculus window in the center. In an additional level of ornamentation, the window trim is carried around to the side walls. The current wrap-around porch appears to be a later alteration/addition. A wing extending from the rear maintains the compact urban orientation of the dwelling. William Niles house at 13 Elm Street was erected in 1829 (PHOTO 11). It also has clapboards in the pediment with an elliptical window in the center. In addition to the pilasters at the corners, a third pilaster has been added on the interior side of the entrance bay; this treatment mimics that on the Lawrence House, although in half measure. The entrance is surmounted by an arched transom and fronted by an open porch, which is not original. First-story windows on the front and sides have cornices; windows on the upper story abut the frieze, which is aligned along the eave line. The local Neoclassical style was still in fashion in Spencertown in 1832 when Herman S. Thorpe bought a quarter-acre lot from Banford Gilbert for \$60 and built the two-story front-gable house at 789 Rt.203 (PHOTO 12).⁴

Three commercial buildings survive from the early 19th century: a store, which still functions commercially, and two hotels, both now in residential use. A store is described in an 1805 mortgage foreclosure for the property at 834 Rt.203.⁵ Classical features are evident along the roofline of the front-gable building, but many changing uses over the years have resulted in numerous alterations and additions (PHOTO 13). A “tavern” is reputed to have been located at 826 Rt.203 in the late 1700s (PHOTO 14). The plan of the two-story building is appropriate to the type, essentially a house with a five-bay, center-entry façade where the hotel owner resided and travelers could be boarded, and a two-bay extension on the south end in which the tavern was probably located. One local historian recalled speeches being given from the hotel “veranda”, another expected feature of 19th-century turnpike hotels, sometimes spanning both stories.⁶ Hotels also had ballrooms, that is, large public assembly spaces, on the second floor, usually above the tavern, and this likely was the case in this building as the local grange owned the building for many years at the turn of the 20th century. In later years, the tavern end contained a store. Alterations to the exterior have left the form and fenestration intact as well as short pediment returns on the gable ends. Luther Waite’s Tavern Stand at 835 Rt.203 also has a history of having been an early stopping place on the Hillsdale and Chatham Turnpike (PHOTO 15). Luther Waite was commended for his “splendid hotel” in an 1833 letter and the old “tavern stand” is referenced in deeds late into the 19th century.⁷ The building now comprises a pair of two-story sections of roughly equal size, both with gable roofs, and wings on the rear. Unlike the previous example, it is a rambling building with a side-passage-plan house at its core, rather than being of an iconographic turnpike hotel type. Its construction history has yet to be determined, but its modest appearance and absence of any Neoclassical features suggest that the core building could date in the late 18th century.

⁴ Columbia County Deeds (hereafter Deeds), R:530, June 5, 1832.

⁵ Columbia County Mortgages, B:749, Aug. 28, 1805.

⁶ Rundell, pp. 132-33.

⁷ Olmsted letters, Dorothy Olmsted to John Olmsted, Sept. 1, 1833.

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NINETEENTH CENTURY BUILDINGS – GREEK REVIVAL

The hamlet continued to expand as the Greek Revival style came into fashion in the 1830s. While Columbia County is well-known for its elegant Neoclassical houses, the Greek Revival is what distinguishes the heyday of growth and development on both sides of the New England border. By this time, Spencertown had at least two resident builders, Benjamin Ambler and Hiram B. Mather, both of whom played important roles promulgating the “modern” taste. While only a few houses can be directly attributed to each, there are likely more that they erected. One of Hiram B. Mather’s earliest commissions was not a house, but the Spencertown Methodist Episcopal Church at 812 Rt.203, completed in 1836 (PHOTO 16). Clearly transitional in design, the small church is fronted by an attenuated Neoclassical portico with Tuscan columns surmounted by a square and squat belfry with Greek Revival pilasters and entablature. Under the portico, Gothic lancet windows flank a trabeated central entrance. The lancet windows, which carry over onto the sides, represent a third style motif on the building. Nevertheless, the pairing of Classical and Gothic was common in religious architecture in the period.

Hiram B. Mather (1802-1895) was born in Whately, Massachusetts, a Connecticut River Valley town, where his father, William Mather, is known to have been a housewright and cabinetmaker.⁸ Built as early as 1832, his own house at 842 Rt.203 appears to have been one of the earliest examples of Greek Revival design in the historic district, and one of the most peculiar (PHOTO 17). Like many of its neighbors, the story-and-a-half dwelling presents its gable end to the street and it is embellished by a Greek pediment and frieze with triglyphs interspersed with two windows; the frieze is carried around to the sides of the house. Another window, centered in the pediment, is trimmed with wide, textured moldings with corner blocks and central panel. Beneath the entablature, the front wall contains two windows, the trim of which has been obscured by the addition of wood shingle siding at a later time. The entrance is located on the front of a lean-to projection on the north side of the house. It has tall sidelights and a massive trabeated architrave that rises above and screens the pitched roof of the lean-to. Idiosyncratic in design, the house provided potential clients of Mather with a display of the builder’s talents.

Mather apparently built the house at 830 Rt.203, which he sold on a half-acre lot to physician Henry Foote in 1835 (PHOTO 18). Much less robustly decorated than Mather’s own dwelling, it consists of a front-gabled main block, two-stories tall, and an attached wing. Corner pilasters terminate at tall friezes that run along the short returns on the front and across the full extent of the side walls. The entrance is distinguished only by a transom implying that a porch or piazza is missing from the front. A cross-gabled wing is appended to the south side and looks like it may have been raised in height as well as altered on the façade. A detached shoe shop was added by the next owner, Elijah Starks, just south of the house, after he purchased the property in 1846; it no longer exists.

After buying two-acres of land on the west side of South Street in 1836, Mather built the house at 5179 South Street, which he sold to Timothy Reed, reputedly the wealthiest person in the town, two years later (PHOTO 19). Perhaps inspired by Jukas Lawrence’s winged Neoclassical house next door on the north, the Reed house presents the same two-story portico

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to the street, this time with stolid anta piers supporting a Greek entablature and pediment; a small window centered in the pediment is trimmed in a manner similar to the one on Mather's own house. A wide entrance with sidelights and a transom is recessed within a wide trabeated architrave. The wings have pilasters on the corners and tall friezes running along the eaves. Apparently not to be outdone by Reed, Uel Lawrence hired builder Benjamin Ambler to erect a purer and more archaeological Greek temple across the road at 5178 South Street on land acquired from John Griswold in 1845 (PHOTO 20). Yet, for all its pretension, the builder composed the portico with Ionic columns and a Doric entablature, evidently to layer ample decoration on the edifice. Ambler was in town to build the Spencertown Academy, more fully described below, and the stylistic similarities of this house and the academy building, as well as the Lawrence family's involvement on the academy's building committee, have been cited as pointing to Ambler's likely design and construction of the house. He had been living in Spencertown since at least 1837 when he purchased a half-acre of land at 5185 South Street for \$175, on which he built a modest story-and-a-half dwelling (PHOTO 21).⁹ The building is distinguished by novel features, such as a hipped roof with tall frieze boards along the eaves, two large internal chimneys, and an imbalanced four-bay front façade with an off-center entrance absent any Greek Revival decoration. Ambler sold the house in 1845, and it was bought for use as the St. Peter's Church parsonage in 1867 and remained the pastors' home for nearly a century, until 1965.

The Rev. Timothy Woodbridge, the pastor at St. Peter's from 1842 to 1852, who also founded the Spencertown Academy and had a role with Benjamin Ambler in designing the building, lived in a two-story hipped-roof house at 849 Rt. 203 on a five-acre parcel he acquired the year he arrived (PHOTO 22).¹⁰ There is some question regarding the construction date of the house – it is possible the house was built by a previous owner but then there is a brick inscribed with the numeral “1842” in a chimney – but the presence of a hipped roof with friezes along the eaves, as well as stylized pilasters at the corners, hint at Ambler's role in its construction. But it should not be forgotten that Hiram B. Mather lived across the street and may have been involved, particularly if the house predates Woodbridge's arrival. Incidentally, Timothy Woodbridge was blind and may not have been concerned about appearances, although his interest in the construction of the Spencertown Academy, as well as a church and academy in Green River (Austerlitz) before coming to Spencertown, would seem to contradict this point of view.

Two additional hipped-roof houses show a decided design trend at work in Spencertown in the 1840s. The most elaborate example was built for Thomas P. Niles at 902 Rt. 203 after 1850, when he purchased the associated property (PHOTO 23). The story-and-a-half dwelling has extraordinarily wide corner pilasters and tall friezes and a porch covering the center three bays of the front façade with the same detailing in an Ionic order. (This bookish decoration would be more attributable to Ambler than Mather.) A trabeated entrance with sidelights and transom provides further embellishment on the front, and a porch in the Doric order, now enclosed, runs along the south side. Nearby and across the street, a two-story, side-passage house at 875 Rt. 203 occupied by Dr. Wright H. Barnes ca. 1850 has a hipped roof and a substantial Greek doorway (PHOTO 24). More recent alterations have removed or obscured details other than frieze boards interrupted by second-story windows.

⁸ Dean Fales, *Furniture of Historic Deerfield* (1976), 185. Also active in the building trades in the hamlet at this time was Lewis Mather (1809-1872).

⁹ Deeds, Z/465, Dec. 25, 1837, Lewis M. and Sally Mather to Benjamin Ambler.

¹⁰ Deeds, LL:129, Nov. 1, 1842.

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As with Spencertown's earlier Neoclassical houses, those built later with Greek Revival detailing favored front-gable facades to create the distinctive pediments that characterized the style. Some gables were enclosed at the bottoms to form full triangular pediments, while others merely hinted at it with short returns at the base sufficient to provide an entablature for corner pilasters but leaving the gable open, often to accommodate second-story windows. In both cases, tall friezes carry across the eave lines of the side walls. The widow of William Bullock, Loretta, resided in the house at 33 South Street, an example of the latter type with broad corner pilasters rising to short returns at the base of the gable permitting full-sized second-story windows to intrude into the pediment (PHOTO 25). The trabeated architrave of the off-center entrance extends to the outside corner so the pilaster on that side is cut off, beginning at the top of the doorway.

A two-story front-gable house at 840 Rt. 203 incorporates features of both earlier Neoclassical and Greek Revival design, the latter of which may have been accrued (PHOTO 26). Deeds and mortgages for adjacent parcels indicate that this property contained the home of the Rev. David Porter (1761-1851), who was the minister of St. Peter's Presbyterian Church from 1789 to 1803. By the form and pediment design with an elliptical-arch window in the center, it is possible the house dates from Porter's ownership or the next. If that is the case, the distinctive Greek Revival doorway and corner pilasters were added by Jared P. Clark after he acquired the property in 1832. Clark had owned the adjacent store at 834 Rt. 203 since 1827. Alternatively, Clark may have built this house in its entirety. The long cross wing on the south side of the house appears on other houses as well. Its size indicates that it contained two rooms with a cooking hearth on the far end. A second entrance is contained in the intermediate space, the function of which is unclear. Without knowledge of construction history and based on their outward simplicity, such wings often are mistakenly interpreted as pre-existing older houses. In this case, the property's association with Rev. Porter raises a legitimate question as to its history. Similar wings can be seen on a variety of houses, such as the Rev. Joel Osborne House (786 Rt.203), the Uel Lawrence House (5178 South St.), the Sherman & Eliza Dickerman House (5197 South St.), the Dr. Wright H. Barnes House (875 Rt.203), and the Isaac Mead House (20 Elm St.), although in most cases the chimney is positioned in the center of the two rooms with the kitchen in its expected location adjacent to the house and a woodshed or some other service area at the end. Nevertheless, a blacksmith's house located at 832 Rt. 203 on the south side of Elm Street opposite Clark's store is a stand-alone example of the two-room type (PHOTO 27). Presumed to have been constructed by 1808, this latter house served as a parsonage of the M.E. church in the 1850s.¹¹ So is millwright John Akin's house at 921 Rt. 203, built ca. 1855 on the Punsit at the north end of the hamlet.

Of course, the Spencertown Academy, at 790 Rt. 203, erected by local builder Benjamin Ambler under the direction of Timothy Woodridge and completed in 1847, is a landmark Greek Revival educational building (NR listed 1973; PHOTO 28).¹² Ambler, who also was a trustee of the school, was paid \$2,400 for his work or around four times the cost of an average dwelling. The January 18, 1847 construction contract, which has survived, provides detailed instructions based on an academy building in Great Barrington.¹³ A larger and later version of the Methodist Episcopal Church, the academy is fronted by a two-story Ionic portico surmounted by a square, flat-roofed tower with pilasters at the corners and framing

¹¹Mortgages, C:159, May 9, 1808.

¹²The property is listed individually on the National Register.

¹³Rundell, *And So It Was...*, pp. 58-61, 63.

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central louvered openings and a substantial Greek entablature. A small square window with a paneled base is centered in the pediment of the portico, a feature characteristic of the border region at the time. A single trabeated entrance is centered on the three-bay façade tucked under the porch, with two tiers of windows on the front and sides instead of ecclesiastical lancets. Prominently sited on the hillside on the opposite side of the green from the Presbyterian church, the academy was one more distinguishing element of Spencertown's position as a town center.

There are at least seven additional houses in the historic district associated with this architectural period, but they are more ambiguous due to alterations, diluted design, or simple plainness. Somewhat remarkably, there is only one Greek Revival-style house in the hamlet having two-stories and a five-bay façade. The story behind the Holdridge house at 821 Rt.203 begins in 1797, when Captain Abraham Holdridge (1750-1815), then a resident of Canaan, purchased 60 acres, including the site of this house, in the core of Spencertown (PHOTO 29).¹⁴ Oral history suggests that the house may have been built for his son, Abraham P. Holdridge (1782-1862), about 1803. The anomaly of one chimney on the south end and two on the north end could be an authentic idiosyncratic feature of the plan, but it otherwise hints at the house having reached its current size in two distinct stages. The son became an important man in the town, holding many local offices, including Judge of the Court of Common Pleas, and he represented the town in the New York State Assembly in 1823 and 1829. The extant Greek Revival-style façade elements—corner pilasters, tall frieze, trabeated entrance and pillared porch—may have been then added to modernize the appearance of the house consistent with his status.

Three remaining two-story front-gable buildings, originally more restrained in design, have been altered to a degree that no longer accurately represents the style. The Goodyear-Goodwin House at 857 Rt. 203, built ca. 1850, is the most intact with a decorated gable and doorway; however, the Parsons-Lovett House at 845 Rt. 203, dated ca. 1830, is now essentially featureless due to changes in siding and windows. The house at 872 Rt. 203, which became the Spencertown M.E. Church Parsonage in 1888, appears to have been built in the early 19th century and retains a characteristic pedimented gable, but in the 20th century the façade was elaborated with the addition of corner pilasters, an arched window in the pediment and a colonnaded side porch (PHOTO 30).

Three small story-and-a-half cross-wing houses are also extant: the John M. Niles House (880 Rt.203) built ca. 1847, the Jones House (861 Rt.203) built ca. 1855, and the Teal House (841 Rt.203) built ca. 1856. They have pedimented front gables with short returns at the base and friezes running along the eaves on side walls; the Niles house is the only one with a trabeated entrance (PHOTO 31). Their wings are long in the local manner.

NINETEENTH CENTURY BUILDINGS – GOTHIC REVIVAL

It is possible that the two-story cross-wing house Sherman and Eliza Reed Dickerman built at 5197 South Street in 1849 was Neoclassical or Greek Revival in design as the existing Gothic Revival-style decoration would have been quite novel at the time, and the proportions of the house, the pitch of the gable roof and the characteristic two-room wing suggest otherwise (PHOTO 32). The scroll-sawn verge board, label molds above the windows and bay window at the intersection of house and wing could have been introduced after the house was sold to Clarissa Akin in 1866 or added in 1900 when

¹⁴Mortgage, A:387, Feb. 3, 1797.

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carpenter Byron E. Becker purchased it; he at the very least added the wood shingles and the Queen Anne-style front porch. If the work was done in the 1860s, it might well have been done by Hiram B. Mather, who had built a story-and-a-half Gothic cottage for himself at 846 Rt. 203 in 1863 (PHOTO 33). The verge boards on its steep roof match those on the South Street example, and the original board-and-batten siding and label molds above the windows are intact. A veranda originates at the off-center entrance and wraps across the south side of the house and terminates at a rear wing with a roof of lower pitch.

NINETEENTH CENTURY BUILDINGS – ITALIANATE & QUEEN ANNE

It is believed that the house set back on the hillside on the east side of the turnpike with the current address of 20 Elm Street was built for farmer Isaac Mead after he bought the 92-acre property in 1851 (PHOTO 34). The Elm Street side, with a two-story, three-bay façade and two-room wing is consistent with the plans of earlier houses, but no evidence of a previous house has been found. The flat roof on the main section is decorated with brackets on all four sides and a veranda, now glazed and incorporated into the interior of the house, covers the north and west sides; a porch with chamfered posts fronts the wing. On the opposite side of the road at 19 Elm Street is a house built by Ezekiel Clark before he died in 1837. It appears to have been built as a conventional two-story center-hall house, with a two-story shingled bay and Queen Anne-style porch with turned columns and scroll-sawn brackets added later in the century when it was the home of Ida E. Bemis, a schoolteacher, and her husband, storekeeper Derett O. Sawyer (PHOTO 35).

SPENCERTOWN CEMETERY

The Spencertown Cemetery was established by the proprietors by 1760, and it continues to be active more than 250 years later (PHOTO 36). There are approximately 1,685 burials presently with markers ranging from slate stones with arched tops made in the late 18th century to marble slabs appearing in the early 19th century, those with scrolled tops being the earliest and evolving into square-topped forms, often with chip carving, by 1840. By mid-century larger family markers appeared in obelisk and plinth forms, still made of marble. In the Civil War era, stones continued to be carved from marble in the same forms but with heftier slabs and more ornate carving and often with sentimental inscriptions. The material used for markers shifted to granite by the late 1800s with wide range of manufactured markers, although arched-top slabs continued to be the most popular (and economical). Design changed little in the 20th century, until recently when technology has permitted the addition of pictorial carvings, and adhering photographic portraits of the deceased has become customary.

OUTBUILDINGS & LANDSCAPE FEATURES

Few agricultural or domestic outbuildings have survived within the district area; most have been replaced with garages of various sizes and 20th-century construction dates. Many properties also contain small sheds of little design or historic significance, and any work shops that once existed have been lost. Nearly all of the properties occupy small hamlet-size lots with small yards on the street side and larger open spaces in the rear into which extend driveways from the street and along one side boundary lead, usually to a small outbuilding designed to contain a vehicle. Typically, street frontages are not distinguished by stone walls, fencing or gates, but mature plantings at the curb and/or foundations are common. Two properties, one at the north and the other at the south end, are large parcels representing their former agricultural in use. A

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small triangular village green and cemetery in the vicinity of St. Peter's Presbyterian Church create an openness at the town center.

TWENTIETH CENTURY

There are 20 properties in the historic district associated with the 20th century, approximately two-thirds (13) of which were introduced by 1955 and thus fall within the period of significance. Seven of these conform to the Craftsman style of architecture and likely were built from published plans or prefabricated kits by local builders in two forms: the Craftsman Cottage, a small, one-story, front-gable dwelling, and the Craftsman Bungalow, a larger one-story, gable-roof dwelling with a porch tucked under the front of the roof and a prominent central dormer. The most distinctive cottage in the hamlet was built in 1929 at 912 Rt. 203 (PHOTO 37). It has wood-shingle siding, deep eaves with exposed rafter ends and a front gable with vergeboards mounted on outriggers. The front façade is further distinguished by an entry contained in a wrap-around porch with a matching front gable, rough stone pillars and wide pillars. A stone chimney and cross-gable bay on the southside provide further elaboration. Natural wood shingles became a popular exterior material in the early 20th century as an indication of rustic vacation cottages. Many older houses were shingled in this period as weekenders and summer residents adopted and transformed them for this function. The most dramatic of such renovations is seen on the Sherman Dickerman House at 5197 South Street, originally conceived in the Gothic Revival style in ca. 1849 (PHOTO 32). Hiram B. Mather's first house at 842 Rt. 203 and the Wright H. Barnes House at 875 Rt. 203, both built in the Greek Revival period, received similar treatment (PHOTOS 17 & 24).

Of the four Craftsman Bungalows in district, the example at 797 Rt. 203, built in 1922, best characterizes the type (PHOTO 38). It is enveloped by wood clapboards rather than shingles, which are limited to the gable apexes and front dormer. Its wide front porch is based on a knee-wall constructed of molded concrete blocks faced in a highly-unusual geometric pattern on which are mounted stout battered pillars supporting friezes spanning the front and sides. As on the Craftsman Cottage described above, the gable ends on the Bungalow have deep eaves with verge boards and braces where the roof pitch changes on the front and rear. A brick chimney on the north side denotes the location of the living room hearth, an important feature of the interior plan.

The current Austerlitz Town Hall is located in a small building at 810 Rt. 203, which was built in 1915 as the hamlet's first firehouse (PHOTO 39). Constructed of random-coursed field stone, concrete lintels span window openings and frame a wide opening centered on the front façade meant to contain vehicle doors. Deep eaves with exposed rafter tails with rounded ends distinguish the sides with a verge board of similar dimensions along the front gable. Although not a typical Craftsman building, its appearance at this time evidently influenced the choice of design; the choice of builder and community involvement likely had a role to play.

The design of the early 20th-century Cape Cottage is a generalized interpretation of the traditional New England center-chimney house, particularly the small, shingled cottages identified with Cape Cod. In the early 20th century, this type was a historicist alternative to the modern Craftsman houses. In the historic district there are five houses in this category, best illustrated by the cottage at 850 Rt. 203 built in 1936 (PHOTO 40). The small one-story dwelling has a compressed five-bay front façade with a center entry distinguished by sidelights and a pedimented porch in the traditional manner. Its wood

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shingle siding is a historic reference of sorts but in this context, it is more an indication of its 20th-century cottage function. Like Craftsman houses, the design of this house could have been found in numerous builders' guides and magazine plans or erected from a kit found in a catalog. (Documentation of the construction histories of these houses has yet to be found, but there is an excellent chance that at least one of Spencertown's early 20th-century dwellings came from a catalog.)

A decade later and a World War away, the Cape Cottage was transformed into an affordable, mass-produced house type for returning veterans and other first-home buyers. In rural settings like Spencertown, they also could have been built by retirees moving off the farm and into the hamlet. Constructed in 1954, the house at 888 Rt. 203 is an exemplar of the type (PHOTO 41). A version of the traditional New England house it is much more simplified than the pre-war cottage described above; a one-story house with the iconographic center entrance and chimney, it has only two windows rather than four across the front. Introduced in this period was the garage attached to the house by a breezeway.

William Higgins's store located north of the Abraham B. Holdridge House at 821 Rt. 203, was destroyed by fire in 1914 leaving the hamlet without a store until the present Spencertown Store was erected at 825 Rt. 203 the following year (PHOTO 42). The two-story, gable-roof, mixed-use building is asymmetrical in design and appears to have been constructed in stages. A storefront on the first floor is contained in a shed-roof porch; an exterior stair on the south side provides access to upper-story residential units, and a one-story garage is appended to the north side. Despite its condition, the store building's appearance is compatible with the hamlet's architectural character and has been an important commercial landmark since its construction.

NON-CONTRIBUTING PROPERTIES

Of the seven non-contributing properties in the historic district, three are service-oriented: the hamlet's second firehouse at 5203 South Street, built in 1972 and now functioning as commercial warehouse; the Spencertown Post Office at 5199 South Street, built in the 1990s; and a telephone switching station erected in the 1970s at 822 Rt. 203. The four remaining properties are residences representing post-war Colonial, Cape and Ranch types built after the period of significance.

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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

Property is:

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

Period of Significance (justification)

The cited period of significance, 1760-1955, begins with the construction of the Pratt House ca. 1760, just four years after the formal creation of the Massachusetts township of Spencertown in 1756, at which time settlement of this immediate area was initiated; it terminates at 1955 and therefore includes the hamlet's continued physical development into the immediate post WWII era, when tourism and second home purchases were revitalizing the community and its historic architecture.

Criteria Considerations (explanation, if necessary)

N/A

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
EXPLORATION & SETTLEMENT

Period of Significance

1760 - 1955

Significant Dates

1760
1819

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Thomas Beebe, mason
David Bassett, carpenter
Benjamin Ambler, builder
Lewis M. & Hiram Mather, builders
William Babcock, builder

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Statement of Significance Summary Paragraph

The Spencertown Historic District meets National Register of Historic Places Criteria A and C as a distinctive and exceptionally intact example of a 19th-century rural town center which originated in the mid-1700s, witnessed its heyday in the mid-1800s, endured decline in the late 1800s and early 1900s, and then witnessed revitalization in the mid-1900s. Areas of significance include Exploration & Settlement, Commerce, Education and Architecture. The hamlet of Spencertown, as well as the Town of Austerlitz in which it is contained, is especially significant in illustrating the pattern of settlement in eastern New York and the effect of its boundary disputes with New England. The New England presence is documented by the origin of the settlers and the architectural tastes and building practices they maintained through a number of generations in direct communication with neighboring towns in Massachusetts and Connecticut. Laid out in a linear pattern along a Colonial highway linking Hartford, Connecticut, with Albany, New York, the hamlet known as Spencertown organized around small grist- and saw-mill sites on the Punsit Creek, the town's first church, and the peripheral farms of its proprietors. It became a central place for a wider area as settlement in the region increased after the Revolutionary War. Further transportation-related development occurred when the Hillsdale and Chatham Turnpike, an improved leg on the Hartford-Albany road, was routed through the hamlet in 1805. Most of the extant historic properties were built before 1850 and are representative examples of late Colonial and early Republic domestic architecture characteristic of southwestern New England, from whence the local population came. Early house types include traditional center-chimney and center-hall plans, all with frames consistent with construction methods in practice at the turn of the 19th century. House design evolved into front-gable houses in the 19th century featuring early Neoclassical or Greek Revival-style decoration, again following New England models and reflecting the limited reach of the Dutch cultural influence on the Hudson Valley's eastern border. Spencertown's status as a town center is evident in the predominance of two-story houses, while more modest story-and-a-half dwellings were common elsewhere. Few houses show the evidence of the progressive plans and picturesque styling which swept through the Hudson Valley in the mid-19th century. This is another indication of the town's continued cultural orientation to southwestern New England, where the Classical taste long-prevailed. Commercial properties included stores, hotels, a blacksmith shop, a tin shop, and professional offices. Important landmarks include St. Peter's Presbyterian Church, which has an 18th-century edifice at its core, and surrounding cemetery, the Spencertown Methodist Episcopal Church and the Spencertown Academy. Completed in 1847, the academy evinces the importance rural communities placed upon education in the early Republic. Community development dwindled in the late 19th-century after Spencertown was bypassed by the railroad and its role as a central place diminished. Nearly all the houses depicted on an 1888 plan of Spencertown survive essentially intact; but, unfortunately, most of the shops, barns and domestic outbuildings have been lost. Following a long period of economic decline and stasis reaching into the 20th century, the hamlet experienced a period of revitalization brought on by auto-tourism and second home ownership, which has continued into the present day and has helped to ensure preservation of the hamlet's historic resources, streetscapes and vistas.

Developmental history/additional historic context information

The Spencertown Historic District encompasses the entire nineteenth-century hamlet of the same name within the Town of Austerlitz on the eastern boundary of Columbia County, which is also the border of New York State and Massachusetts.

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The Town of Austerlitz was created in 1818 from the northern half of the Town of Hillsdale and the annexation of portions of the towns of Canaan and Chatham. This area was one of the six-mile-square townships west of Sheffield and Stockbridge created by the Massachusetts General Court in 1756, later to be known as Spencertown after the family that had provided the greatest number of settlers.

EXPLORATION & SETTLEMENT

The origins of Spencertown are not well documented. Concerted searches in archives in both Massachusetts and New York have yielded little information regarding Colonial patents or agreements, land transactions, or settlement history. A deed by which leaders of the Stockbridge tribe conveyed a six-mile-square tract to representatives for 74 proprietors dated September 27, 1756 was recorded in the Hampshire County Registry in Massachusetts; however, no other deed record exists.¹⁵ As early as 1726, the Massachusetts General Court began creating new towns in the western frontier of the colony to raise funds to relieve growing tax burdens in Boston.¹⁶ However, it was not until the 1750s that these grants, all of them following the six-mile-square formula, multiplied throughout the frontier and spilled over into contested territory in eastern New York. Massachusetts leaders claimed that based on the wording of early New York patents, the eastern limits of that province extended only twelve miles from the Hudson River. New Yorkers believed the line to be substantially farther east, although earlier boundary agreements, by which the original Dutch laid claim to all lands west of the Connecticut River, left its exact position un-surveyed and ambiguous.

The name "Spencers Town" was used from the start of the proprietors book in 1757 and appears in a 1760 deed.¹⁷ Earlier than that it appears to have been referred to simply as one of the six-mile-square townships west of Sheffield and Stockbridge. The name of this Connecticut family was prominent among the 74 proprietors of the town, and they were among a very few proprietors who actually settled there. Evidently for many proprietors it was a speculative venture, and most of the early pioneers were not from Massachusetts but rather from Connecticut, which was over-populated. Other townships in the region were Nobletown, comprising what is now the Town of Hillsdale located south of Austerlitz, and New Britain, New Canaan, New Concord and New Lebanon which occupied parts of a six-mile-square town to the north (Fig.1). These towns had been only roughly defined, as if superimposed on existing maps, and they overlapped established New York towns and patents. In a General Court measure appointing a committee to sell townships in the western part of the colony, numerous townships are named and located by general bearings in relation to each other. A standard pattern of settlement was also issued.

And those Persons who shall or may purchase the same, complying with and performing the following Conditions, the same to be granted and confirmed to them, Viz: That there be reserved for the first settled minister one sixty third Part of each said Townships for the Use of the Ministry; and the like Quantity for the use of and Support of a school in each of said Townships forever.

¹⁵Deeds 1:747.

¹⁶George F. Willison, *The History of Pittsfield, Massachusetts* (Pittsfield: City of Pittsfield, 1957), 15.

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That within the Space of five Years from the Time of Sale, there be sixty Settlers residing in each Township, who shall have a Dwelling House of the following Dimensions, viz, twenty four Feet long, eighteen Feet wide and seven Feet Studd, and have seven acres of Land well Cleared and Fenced and brought to English Grass or Plowed; and also to settle a Learned Protestant Minister of the Gospel in each of said Townships within the Term aforesaid.¹⁸

A number of acts and resolutions made by the General Court in Boston relating to the disposition of “province lands west of Sheffield” provides insight into what was occurring in Spencertown between 1753 and 1755. One was the acceptance of a report submitted by Jacob Wendell, a powerful Boston merchant and government official born of Dutch heritage in Albany, New York, stating that “considerable improvements have been made upon the Province Lands lying West of Sheffield and Stockbridge without any Grant or Liberty from this Government.” He recommended that the General Court appoint a committee “to repair to said Lands with full Power to dispose of the same to Person or Persons who have made or caused such improvements.” The Court approved the measure and directed the committee not to dispose of any lands lying nearer than twelve miles of the Hudson River and to give certificates to purchasers so that grants could be made.¹⁹

No records of these grants have been found, and later reports indicate that efforts to validate land claims in this disputed territory continued for another two decades, Compounding the boundary issue was the claim by John Van Rensselaer, proprietor of his family’s so-called Lower Manor or Claverack Patent in New York, that his eastern boundary encompassed the townships of Spencertown (in part) and Nobletown. The Town of Kinderhook, located north of the Lower Manor, made a similar challenge on portions of Spencertown and townships farther north (Fig.2). Thus, settler’s claims to land in this contested area were subject to a series of rejections in New York and Massachusetts, and the matter was not fully resolved until after the Revolutionary War, when these claims were finally validated by an act of the New York State Assembly in 1793.

In 1772 the proprietors of Spencertown petitioned New York governor William Tryon in an effort to get titles to their land. It was stated that “soon after the Peace of Aix La Chappelle [1748] some of your petitioners removed from the settled parts of Massachusetts Province and the Colony of Connecticut and built Houses and made Improvements upon this then new and uncultivated Country.”²⁰ Tryon disappointed the petitioners by confirming the Van Rensselaers’ claim to the land. The Spencertown proprietors sent a delegation to London in 1774 with a petition to present to the king asking for the appointment of a royal commission to settle the Van Rensselaer dispute to their benefit. Representatives were permitted to make a presentation to the Board of Trade, but with the outbreak of the American Revolution their appeals fell on deaf ears.²¹

¹⁷Berkshire County Deeds, Z:747, 2 August 1760. John Spencer to Noadiah Moore, conveying three acres, 39 rods with a dwelling house in “a plantation called Spencertown.”

¹⁸*Acts and Resolutions Public and Private of the Province of Massachusetts Bay, 1761-1762, XVII, 149.*

¹⁹*Ibid.*, 1753-1755, XV, 28-32.

²⁰Albany NY, State Archives, Application for Land Grants, Series A0272, Vol. 32, 114. Cited in Peter H. Stott, *Looking for Work, Industrial Archeology in Columbia County, New York* (Kinderhook NY: Columbia County Historical Society, 2007), 34, fn 5.

²¹Franklin Ellis, *History of Columbia County* (1878), 380.

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The more than forty Revolutionary War veterans buried in town of Austerlitz cemeteries attest to the presence of settlers in that period, many of them members of the Ninth Regiment of the Albany County Militia (Spencertown was part of Albany County at that time). Even earlier, a militia had been organized under the command of proprietor James Spencer (1746-1805). Its ranks were said to number more than 200, including 17 proprietors and their sons, 20 Spencers, for example, and numerous others who are documented as residents of Spencertown in a 1779 tax list and the 1790 U.S. Census.²²

The 1793 state action, which confirmed the claims of Spencertown residents, nevertheless did not fully resolve the regional conflict with the Van Rensselaers, which carried on well after the war in areas to the immediate south. John Van Rensselaer (1740-1783) and after his death, his heirs, alternated between offering terms of settlement and taking legal actions, as the settlers in the region continued to claim their rightful ownership. Further appeals were made to the New York legislature. A petition submitted in 1784 condemned the “rapacious” actions of Governor Tyron on behalf of John Van Rensselaer, which caused “manifest injury of some hundred families of loyal subjects.”²³ Simeon Rowley, one of the petition’s presenters, was threatened by the authorities with being ejected from his land, but unintimidated, he sponsored a second petition five years later, indicating the extent of the protracted stalemate. During this time, the Van Rensselaers were attempting to collect land rents, which met with increased opposition, even violence. Finally, in 1803 legislation was passed that provided a framework for the arbitration of land claims against the Van Rensselaers. If it was determined that in cases where the family had clear title, they were obligated to sell the property to the claimant at a price fixed by the arbitrators and grant a mortgage to permit payment over a six-year term. Sixty-five landholders were parties to this agreement, and about forty more joined after the legislation was passed. There are 101 transactions dated in 1804 filed in the Columbia County Clerk’s Office. Most are for farms in the Town of Hillsdale, but those in Austerlitz are located on Angell Hill, Crow Hill, Prat Hill, Punsit, Rigor Hill, Schoolhouse and Stever Hill roads.²⁴

Local histories term the early settlers of Spencertown squatters, but that identity reflects the establishment (Van Rensselaer) perspective of what otherwise were legitimate land claimants from the Massachusetts point of view. In 1790 the first federal census recorded 757 heads of households in the Town of Hillsdale, which contained both present-day towns of Hillsdale and Austerlitz, leaving the section now comprising Austerlitz with approximately 300-350 families. Most of them lived on farms on the rolling hills that characterize the town’s landscape. Two centers formed early, both on waterways and roads, one leading diagonally through the town from southeast to northwest and another running up the Green River valley laid out by the Spencertown proprietors in 1757, the same year they divided the town into two divisions, east and west, in which each proprietor was to receive 100 acres. Creating two divisions probably had something to do with creating the two centers. One located on the east side of the town where the two roads intersected was named Green River, for the stream running through it, and was later known as Austerlitz, after the town of the same name was created in 1818. A second and more substantial one, located in the center of the town on the Punsit Creek, maintained the original name for the six-mile-square town: Spencertown.

²²Ibid., 31-32; James A. Roberts, *New York in the Revolution* (1898).

²³John L. Brooke, *Columbia Rising, Civil Life on the Upper Hudson from the Revolution to the Age of Jackson* (Chapel Hill: University of North Carolina Press, 2010), 193-194.

²⁴From an inventory of deeds made by Austerlitz Town Historian, Thomas H. Moreland.

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The Hamlet of Spencertown

The site for the Spencertown town center was determined soon after the town was established in 1756. It apparently was selected for its location at the intersection of the town's earliest roads, its proximity to the Punsit Creek and potential mill sites, and the concentration of original 100-acre proprietor lots. The Punsit is sourced in the hills south of the hamlet and it was dammed in at least two places for grist and saw mills; a large impoundment had been created south of the district where Benjamin Griswold operated a woolen mill in the early 19th century leading to the appearance of flocks of sheep on many local farms and a period of prosperity in the early 1800s that is evident in the architecture of the historic district. It is not clear if an early road laid out by the proprietors running diagonally through the town from southeast to northwest entered the hamlet via South Street or Dugway Road, which joins Route 203 just south of the district, but it nevertheless was intended to pass through it as it was part of a regional route connecting Albany with Hartford, Connecticut, and, eventually, Boston. This road served as an important overland artery for settlers coming out of that part of Connecticut. In 1805 this route was improved with the construction of the Hillsdale and Chatham Turnpike, which included a new road from Austerlitz in the eastern part of town to Spencertown, now a part of Route 203. These improvements both reflected the established significance of the town center and spurred its commercial and residential development. St. Peter's Church was enlarged and modernized in this period, as well as changing denominations from the Congregational church, a stalwart of New England, to the more progressive Presbyterian sect, which was growing in popularity in rural communities. Spencertown continued to enjoy—and express—its status as a central place until it was bypassed by the railroad in the 1860s and nearby Chatham took over its role as a transportation and commercial hub.

Early Landholders

The physical characteristics of the initial settlement in the town center are not clearly indicated in the existing conditions except for the site of the village green, on which the first church had been erected. Although nearly 200 families are believed to have lived in the town at the time of the Revolutionary War, only a small number of 18th-century dwellings have been documented. Evidently, they were impermanent enough to have been replaced by better homes when the town prospered in the early 1800s. The oldest house in the hamlet, and possible the town, is the Pratt Homestead, determined to have been built around 1757 when that family is reputed to have purchased lots in Spencertown (PHOTO 1).²⁵ The two-story, timber and plank-frame house with its center-chimney plan and interior paneling epitomizes the 18th-century domestic architecture of the Hartford area of Connecticut from whence the family originated. No other house in the town rivals its scale or design. It likely was built for Elisha Pratt (1707-1791), whose father, Joseph Pratt, was a proprietor of Colchester, Connecticut, a colony located about 25 miles southeast of Hartford. They descended from John Pratt, born in 1620 in Herdfordshire, England, who came to the Massachusetts Colony in 1632 as part of the Rev. Thomas Hooker's party, which settled in Newtown (now Cambridge) before relocating to Hartford in 1636. John Pratt married Elizabeth Spencer in Hartford, which linked the Pratts with Spencertown's namesake family. Three of Joseph Pratt's sons, Joseph Jr., Azariah and Daniel, settled in Kent, in northwestern Connecticut; his fourth son, Elisha, moved his family to

²⁵Ellis, *History of Columbia County*, 379. The Pratts were not among the 74 Spencertown proprietors. This property was individually listed on the National Register in 2009.

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Spencertown. Elisha Pratt had married Anne Porter in Colchester in 1736 and they produced five sons and three daughters.²⁶ Sons David (see below), Jared and Joel resided on portions of their father's land in the hamlet; Joel Pratt appears to have taken over the house after his father's death in 1791. Joel Pratt relocated to a Steuben County, New York, to a community later named for him (Prattsburgh) by 1799, and around 1820 title to the Spencertown property was conveyed to his nephew, Erastus Pratt (1767-1859), the son of David Pratt.

Erastus Pratt had established himself as a merchant and civic leader in Hudson and apparently retired to the family homestead. In 1833 he was elected Austerlitz town supervisor, a position previously held by Sherman Griswold, to whom Pratt sold the house and 60 acres in 1846.²⁷ Sherman Griswold (1790-1864) was the son of Jabez Griswold, who probably came to Spencertown from his family's home in Sharon, Connecticut, when he married Anna Spencer in 1785. His great-grandfather, Ephraim Griswold, had moved to Spencertown from Wethersfield, Connecticut, years earlier with his son, John, who built a wool carding mill upstream on the Punsit south of the hamlet. Sherman found great success raising sheep and eventually owned ten farms in the area. But he lost that fortune investing in a failed venture to build the Hudson & Berkshire Railroad.²⁸ Before acquiring the Pratt Homestead, Sherman and his wife, Harriet, had been superintending the Columbia County Poor House in nearby Ghent, a reflection of their compromised position. They would live in the old Pratt house until 1894. After Harriet Pratt died in 1872, Sherman's son, James S. Griswold, moved into the house, having lived on David Pratt's farm at the north end of the hamlet.

In 1777 David Pratt, another of Elisha Pratt's sons, contracted with carpenter David Bassett and mason Thomas Beebe to build a large two-story house on a 240-acre farm at the northern end of the hamlet (PHOTO 2).²⁹ It was modeled after Connecticut houses built during the late 18th century with a large gambrel roof and a center hall running between front and rear rooms on either side with fireplaces sharing chimneys centered on the dividing walls. It also was identical in form and plan to the house John Griswold had built on Pratt Hill south of the hamlet in 1795, which was demolished in 1922. Serving as a colonel in the local militia, David Pratt (1738-1828) was known by that title for the rest of his life. He was one of the lead petitioners on several petitions to the colonial New York authorities in the early 1770s pleading the cause of the settlers against the Van Rensselaer and Westenhook claims to this area. In 1791 he sat as one of the judges presiding over the prosecutions of the alleged murderers of Sheriff Cornelius Hogeboom, one of the most violent episodes of the anti-rent riots in Hillsdale.³⁰ Of great importance, in 1792 he led the effort, successful in 1793, to obtain legislation confirming the land titles of all in possession of land north of the Van Rensselaer patent, that is, in most of today's Austerlitz.³¹ He was one of the original 1789 trustees of St. Peter's church, and in 1805 he was one of the incorporators of

²⁶Charles B. Whittelsey, comp., *The Ancestry and Descendants of John Pratt of Hartford, Connecticut* (1900) and Jane Pratt Lovelace, *The Pratt Directory, Revised Edition* (Chandler AZ: Ancestor House, 1995).

²⁷Deeds, MM:487, Aug. 10, 1846.

²⁸Ruth Piwonka & Roderic H. Blackburn, *A Visible Heritage: Columbia County, New York*. (Kinderhook NY: Columbia County Historical Society, 1977), 129.

²⁹The document was found in the Pratt Homestead. Rundell, *And So It Was*, 124.

³⁰Brooke, *Columbia Rising*, pp. 196-200, 207.

³¹*Ibid.*, 207-208.

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the Hillsdale and Chatham Turnpike.³² After David Pratt's death in 1828, the property was acquired by a grandson, David R. Pratt.⁸ He died in 1832, and his widow, Christian, married Milton Niles, who appears as the owner on 1851 and 1858 maps. On the 1873 map the property is associated with James S. Griswold, which was when he moved to his father's home at the Pratt Homestead. The next owner, John Akin, indicated as such on the 1888 map of the hamlet, had been operating the gristmill located across the road since at least 1850.

The Pratts' land comprised the northern section of the historic district. On the south it abutted another 100-acre tract understood to have been owned by John Dean, one of the original proprietors. John Dean (Deane), born in Groton, Connecticut, in 1713, owned an iron works in Salisbury, Connecticut, at the time he became a proprietor of Spencertown in 1756. He was appointed to the committee charged with laying out and distributing 100-acre lots to the proprietors; he also was on the committee formed to confer with the Indians regarding land transfers as well as the committee to defend the proprietors' claim with New York. An evident leader among the many proprietors, Dean also played a role in organizing a militia in Spencertown and making recommendations for officers.³³ He died in Spencertown in 1793, although no house has been directly associated with him. Hezekiah Holdridge (1737-1798) owned the tract overlooking the Spencertown village green by 1789, an appropriate construction date for the extant two-story center-hall house with internal chimneys (PHOTO 3).³⁴ Holdridge was a native of Hebron, Connecticut, where he had enlisted in the militia during the Revolutionary War. The property was acquired by Elisha Murdock in 1814, and it was here that the organizational meeting of the Town of Austerlitz was held on April 7, 1818.³⁵

Shortly afterwards, the house came into the possession of Ebenezer Reed, whose uncle, Timothy Reed, was one of the original justices of the peace leading the first town meeting. The Reeds came from Stamford, Connecticut, where the family were large landholders on what is still known as Reed's Neck.³⁶ While Ebenezer acquired an existing house, which he owned until 1871, Timothy purchased a fancy new house distinguished by a tall Greek portico (PHOTO 19). Based on the town's 1836 assessment roll, Timothy Reed was the wealthiest citizen of the town. His personal property was assessed at \$8,000, \$5,000 more than anyone else on the roll. He also owned 262 acres. Yet, his nephew, Ebenezer Reed, was a leading citizen of Spencertown for many decades. He was a physician and lawyer, but he also owned and operated a general store on the site of today's Spencertown Store, with his office on the second floor. An active real estate investor, he was the source of 74 mortgage loans to local land purchasers and owners between 1819 and 1872, probably more than any other source. Among many other civic involvements, Reed was an incorporator and initial trustee of the Spencertown Academy, and he succeeded the Rev. Timothy Woodbridge as its president. He served four terms as town supervisor in 1829, 1836, 1844 and 1850.

³²Ellis, *History of Columbia County*, 384; Brooke, *Columbia Rising*, 217. A map of the proposed route for the turnpike is filed in the Columbia County Clerk's Office, Map Book 1, page 70-71. The only buildings depicted in Spencertown are the Meeting House and the house of "D. Pratt Esquire."

³³William Howard Powers, *Powers-Banks Ancestry* (1921), 66-67.

³⁴Mortgages, A:141, Sept. 8, 1789, Hezekiah Holdridge to Peter Van Ness, 461 pounds for 100 acres.

³⁵NY Laws, 41st Sess., March 28, 1818, chap. 64: "... the first town meeting in said town shall be holden [sic] at the house of Elisha Murdock"

³⁶Ella Frances Reed Wright, *Reed-Read lineage: Captain John Reed of Providence R.I. and Norwalk, Conn.* (1906).

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Ebenezer Reed's prominence is reflected in the huge granite shaft marking his grave in the Spencertown cemetery. It is said to have taken 12 yoke of oxen to bring the shaft over the hill from Chatham, where it had arrived by train from Vermont.³⁷ An obituary in the *Hudson Evening Register* captures the man's central role in the town.

Upright, clear-headed and sagacious, he was the sage, counsellor, and lawyer, in all that section of the County in which he lived. Was a will to be made, a purchase, a sale, or in fact a negotiation of any kind involving the transfer of property, Doctor Reed's office, in that quiet village of Spencertown, was the certain point at which, for miles around, people were want to resort to avail themselves of his advice.³⁸

Reed died in New York City, to which he had moved two years earlier, on June 14, 1872, reportedly leaving an estate of over \$250,000 (many millions in today's currency).³⁹ He had sold the house in the previous year to Charles H. Wilber, a Civil War veteran, whose family resided there until 1952.

The Spencertown proprietors allotted Joseph Lawrence (1692-1785) and his son, Judah Monis (1735-1810), adjacent lots of 40 and 50 acres in 1758 and 1761, respectively, on which they established a farm and grist and saw mills. They were descendants of John Lawrence (1609-1667), who arrived in Charlestown, Massachusetts, from England in 1635 and settled up the Charles River in Watertown.⁴⁰ Joseph was born to his son, George Lawrence (1637-1708), in Watertown, but had relocated to Litchfield County in western Connecticut by the time Judah was born in 1735. From there, father and son moved to Spencertown at the time they purchased their land. Joseph Lawrence died in 1785, leaving all his Spencertown real estate to son Judah.⁴¹ These allotments included the land on the west side of the village green, a portion of which contains the distinctive two-story house Judah M. Lawrence is believed to have built before he died in 1810 (PHOTO 6). In his will Joseph specified that his wife, Margaret, was to have the right to use one room with a fireplace "in my house" if she chose to live there, which indicates that some part of this house or another was extant at the time. Judah Lawrence, rather than his father, has been credited as "the first settler" in the town or as the builder of the "first permanent dwelling in the village," which suggests that the house, with its Neoclassical features, was built for one or both of his sons, George and Uel.⁴² Judah Lawrence's will gave his son Uel, who "has taken charge of my property for several years" without compensation, \$400 and the right "to live on the farm until the spring after my decease." The will does not specify what was to happen to the farm after the spring, but generally provides that the residual estate is to be divided equally among sons Uel, George, Ira and Judah (Jukas).

Uel Lawrence (1786-1875), who operated the Lawrence mill, and his older brother George (1776-1862), who managed the farm, went on to share the house. Both were prominent in the civic life of Austerlitz. George served as town supervisor for

³⁷Rundell, *And So It Was*, pp. 49, 150.

³⁸*Hudson Evening Register*, June 16, 1872.

³⁹*Ibid.*

⁴⁰John Lawrence, *A Genealogical Memoir of the Family of John Lawrence, of Watertown, 1636* (1847).

⁴¹Columbia County Wills, A:107, Nov. 20, 1777.

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nine one-year terms—1819-22, 1825-26, 1828 and 1830-31—more than any other person in the town's history. Uel served as supervisor in 1846 and several terms as justice of the peace. Both brothers were among the incorporators and first board of trustees of the Spencertown Academy. Unfortunately, the brothers, neither of whom married, were estranged, and are said to have communicated with each other only through their sister Elizabeth.⁴³ Uel Lawrence moved to an elegant new house across South Street around 1845 (PHOTO 20), but by 1860 was back living with his brother in the old place. (Earlier, another brother, Jukas Lawrence, had built a stylish home nearby, although now greatly altered.) After George died in 1862, Uel sold his Greek temple and continued to live in the family home till his death in 1875. In 1882 his executor sold the by-then 84½ acre property, including the grist mill, to Milton Oles.⁴⁴ The latter owned the farm and mill to his death in 1889, at which time Frank C. Oles, whose exact relationship is not known, obtained the title and kept the mill in operation until 1933, a year before his death. The mill, which in its later years used steam rather than water power, ceased to function, and the last of the abandoned mill buildings was demolished in 1956.⁴⁵

St. Peter's Presbyterian Church

In 1771 the Spencertown proprietors erected a meeting house on the village green.⁴⁶ Church histories credit William A. Babcock as the builder. William Avery Babcock (1747-1829) was known in his family as a farmer and "boss carpenter" of this building only. He would have been only 24 years of age at the time and had recently moved to the town from Connecticut. He was a captain in the local militia during the Revolution and was present at the Battle of Saratoga.⁴⁷ The proprietors retained the services of Jesse Clark to serve as the first pastor of their church from 1761 to 1780, when services were held in local homes. David Porter (1761-1851), who served from 1789 to 1803, had a considerable reputation as a teacher and is credited with greatly enlarging the Spencertown congregation through several revivals and improving the moral climate of the town by curbing the prevalence of excessive drinking.⁴⁸

St. Peter's was incorporated as a Congregational church in 1803 and became Presbyterian in 1824. By that time, the building had fallen into disrepair and was unsuited for winter services. Accordingly, a major renovation was undertaken, beginning with moving the building from its location on the green across South Street to its present site adjacent to the burial ground. The move was performed by Philo Beebe from Canaan, who added a new façade and steeple to the gable

⁴²Ellis, *History of Columbia County*, 380; Rundell, *And So It Was...*, 274.

⁴³Rundell, *And So It Was...*, 49. Judah's will evidences knowledge of this brotherly discord by appointing a committee of three (Jonathan C. Olmsted, Horace Jones and Cornwall Brush) to determine conclusively any dispute over his bequest to Uel.

⁴⁴Deeds, 71:343, April 1, 1882.

⁴⁵Mrs. Frank Rundell Sr., "Old Spencertown Mill Succumbs to Wrecking Bar, an Era Passes," *Chatham Courier*, Oct. 18, 1956, 5.

⁴⁶Today's St. Peter's, incorporating parts of that first meeting house, is the oldest wooden frame church in Columbia County. It is individually listed on the National Register of Historic Places.

⁴⁷A. Emerson Babcock, *Isaiah Babcock, Sr. and His Descendants* (1903), 109.

⁴⁸Local historian Lucien Griswold, writing in 1895, remarked that town's drinking vice resulted from the prevalence of hard cider distilleries, which made use of large quantities of unmarketable apples grown in the local orchards. Rev. Porter "broke the power of rum in this place" by precept, and by the example of "his own sterling qualities...." Lucien Griswold, "Sketches in Columbia (number two)," *Chatham Courier*, July 17, 1895.

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end and reoriented the interior.⁴⁹ The interior of the church has been changed in ensuing years but the exterior retains its essential historic integrity. Considered too rotted to repair, the steeple was replaced in 2013.

19th Century Development

With contentious ownership disputes resolved and increases in population and farms, Spencertown developed further as a town center with landowners creating lots along the road frontages for commercial and residential uses. Hotels and a blacksmith shop provided services for travelers along the stage route and stores and workshops offered manufactured commodities for local families. Mills on the Punsit at the north and south ends of the hamlet processed grains for domestic and agricultural uses. By the 1820s a critical mass had been reached producing a remarkable number of new houses designed in the Roman Neoclassical and Greek Revival styles. Notable among these is the house built for the Rev. Joel Osborne when he accepted the call to the pulpit of St. Peter's Presbyterian Church in 1828. Its front-gable orientation, side-passage plan with service wing, and pedimented façade with Neoclassical porch and door and window trim represents the character of a number of other dwellings constructed in this period (PHOTO 8).

William Niles, a merchant with a store on the corner of the turnpike and what now is Elm Street, built a house behind it in 1829, which epitomizes the restrained Roman Neoclassical design favored in the period. William Niles (1784-1854) was the son of Joseph Niles (1750-1832), who moved to Spencertown from Groton, Connecticut, before the Revolution, having been a member of the 17th Regiment of the Albany County Militia. They were descendants of Capt. John Niles, who arrived in Braintree, Massachusetts, from Wales in 1630; they also were related to Thomas Lord, one of the original proprietors of the Hartford Colony.⁵⁰ Joseph Niles owned a farm northwest of the hamlet. His younger brother, Thomas Niles (1760-1844), appears to have arrived in Spencertown soon after he married Rhoda Phelps in his blacksmith shop in Lyme, Connecticut, in 1788. He also was a Revolutionary War veteran but evidently served with a Connecticut militia. Niles likely continued his trade in Spencertown, although the record of his property has yet to be found. His son, Milton Niles (1790-1853), married David R. Pratt's widow, Christian, around 1835 and apparently took possession of the 240-acre farm at the north end of the hamlet, which he divided and shared with his brothers, Harvey and Thomas P. Niles. Harvey Niles (1788-1862) or his son, John M. Niles (1815-1852), built a front-gable house with Greek Revival-style trim at the southern end of the tract by 1847 (PHOTO 31). A more elaborately decorated hipped-roof house was built for Thomas Phelps Niles (1808-1894) between those of the other brothers (PHOTO 23). It differed in design from the more common pedimented facades of its neighbors.

Spencertown Methodist Episcopal Church

Harvey Niles was one of the six founding members of the Methodist Episcopal Church in 1834 (PHOTO 16). Established in a period of religious enthusiasm and reform, the church was a vibrant addition to the community; it hosted revival meetings that were significant community events.⁵¹ Historian Franklin Ellis wrote in 1878 that the Methodist congregation numbered

⁴⁹In a May 1826 letter to John Olmsted, Mary Olmsted wrote: "Mr. Beebee [sic] is calculating to turn the Meeting House tomorrow." Olmsted Letters, p. 3.

⁵⁰William Richard Cutter, ed., *Genealogy and Family History of Western New York*, Vol.1 (1912), 208.

⁵¹Rundell, *And So It Was...*, 43-44.

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about 100 in contrast to St. Peter's congregation of about 60.⁵² In 1860 the building was raised to accommodate a new basement designed for prayer meetings and a Sunday school. Repairs to the structure were made in 1887 and 1897. In 1907 a "re-opening service" was held to celebrate such improvements as memorial windows, new pews and a lighting system.⁵³ The membership stood at 125 when the church celebrated its 100th anniversary in 1936, while St. Peter's struggled with a small congregation during the early twentieth century.⁵⁴ Methodists had grown in number, notwithstanding the steady decline in the town's population, largely through the efforts of two long-serving pastors: the Rev. Alfred Taylor and the Rev. George E. Montrose. But the church found itself without a pastor when the Reverend Montrose retired in 1940. For some years it shared pastors with other Methodist churches in the area. After a brief period of holding services one Sunday a month, the church closed in 1950.

The church building was conveyed to the Austerlitz Grange, which moved from the old Parks Hotel where it had met since 1909 (PHOTO 14). While the grange owned it, well-attended weekly square dances were held in the basement, but the grange, too, dwindled as farming all but ceased in the town, and in 1970 it conveyed the building to St. Peter's which for a time used it for Sunday school activities. St. Peter's found it could not support it, and in 1978 the church was conveyed to Martin Parker who operated his well-known Spencertown Art & Antiques business in the building until 2014. The building has been acquired by the Town of Austerlitz, which is now in the process of adapting it for use as a town hall.

Spencertown Academy

The idea for an academy was conceived by the Rev. Timothy Woodbridge, the pastor at St. Peter's, upon his transfer to Spencertown from the Congregational Church of Green River in Austerlitz in 1842. He had seen to the construction of one in Green River (not extant) prior to his leaving that place. The Congregational Church of Green River had been organized in 1792 with the support of St. Peter's Church in Spencertown. The first pastor, the Rev. John Morse served the congregation until 1814 and after being without a minister for two years, the Rev. Timothy Woodbridge answered the call to serve temporarily "the quiet and obscure congregation of Green River," which had "sunk into the dust."⁵⁵ Grandson of famed New England preacher Jonathan Edwards, Woodbridge was a recent graduate of Williams College, where he had lost his sight. His position was made permanent, and he held it until 1842, when he relocated to the Spencertown church. He revitalized the congregation, which experienced religious revivals in 1823 and 1827, and in 1828 caused a new church to be built he considered to be "the ornament of the valley" with a spire visible from distant hills.⁵⁶ (A historic photograph shows its resemblance to St. Peter's in Spencertown, which had been renovated two years earlier.) Around the same time, Woodbridge caused the Green River Academy to be built on East Hill Road behind the church. Termed "an elegant edifice" by the blind pastor, this building burned in 1845. A grander academy building would be erected in Spencertown in 1847 under Woodbridge's direction. Land for the institution was purchased in 1846 from abutting owners Ebenezer Reed on the north and George Wager on the south. The Greek Revival building was constructed in 1847 for \$2,400 by Benjamin

⁵²*History of Columbia County*, 384.

⁵³Spencertown Methodist Episcopal Church, *Program for Re-Opening Service*, Sept. 15, 1907.

⁵⁴Spencertown Methodist Episcopal Church, *100th Anniversary Program*, Oct. 11-12, 1936; Louis F. Wambach, *The History of St. Peter's Presbyterian Church, Spencertown, New York* (Spencertown: St. Peter's, 1985), p. 11.

⁵⁵Timothy Woodridge, *The Autobiography of a Blind Minister* (1856), 213-214.

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Ambler, probably a relative of the Reeds.⁵⁷ The January 18, 1847 construction contract, which has survived, provides detailed instructions said to have been based on an academy building in Great Barrington.⁵⁸

An 1857-58 catalogue for the academy provides a list of some 75 students, including 50 from Spencertown and five from New York City and Brooklyn. The faculty of seven was led by Dr. Woodbridge, President and “Professor of Moral and Mental Science and Logic.” The school year consisted of three terms of 14 weeks. Tuition was \$5 to \$7 per term with additional charges for “extras” such as foreign languages, music and art. Students could elect courses of study in the Classical Department, emphasizing Latin and Greek, or the Practical Department, featuring courses in math, English and science, the latter including a class on Scientific Agriculture “to meet the wants of a large Agricultural community.” To be introduced in 1858 was a “Normal Department,” authorized by the state Regents, to instruct 20 students in Common School teaching. The catalogue described the academy’s location as occupying “an eminently desirable position, surrounded by scenery of unrivaled beauty, enjoying a peculiarly healthy and delightful climate, and affording all the advantages of intelligent and refined society.”⁵⁹

The academy was highly successful during Woodbridge’s lifetime, which ended in 1862, and for several years thereafter. Ebenezer Reed succeeded Woodbridge as president of the institution and had planned to turn it into a seminary for young ladies, but the shift never materialized before Reed’s death. Instead the academy became Union District School No. 1 in 1873, consolidating four local school districts.⁶⁰ In 1955, when Union District No. 1 was consolidated into the Chatham Central district, the old academy building became an elementary school. The school closed in June 1970, and the building was conveyed to the town in 1971. The next year the Spencertown Academy Society was incorporated and leased the building from the town to develop it into a community cultural center. The society’s first notable success was a concert given by Pete Seeger in 1976 which encouraged the society to launch a major restoration of the building in 1977.⁶¹ An even more ambitious restoration effort was initiated in 1987 with state funding. The property was placed on the National Register of Historic Places in 1972 for its significance in architecture and the history of education in the region.

Development of the Hamlet

One of the first acknowledgments of the hamlet is found in Horatio Gates Spafford’s 1813 *Gazetteer of the State Of New York*. Within the description of the Town of Hillsdale, of which Spencertown was still a part, there is a reference to a small village with a post office, about 25 buildings and “a church for Congregationalists.”⁶² The earliest known plan of the hamlet is pictured on an 1851 wall map of Columbia County (FIG.3). It depicts about 20 houses, two churches, an academy, two hotels, three stores—one containing a post office—two grist mills and a surrogate’s office. The 1858 map of the county

⁵⁶Ibid., 178.

⁵⁷Ebenezer Reed’s grandmother, and Timothy Reed’s mother was Abigail Ambler.

⁵⁸Rundell, *And So It Was...*, 58-61, 63.

⁵⁹This catalogue is in the collection of the Spencertown Academy Society.

⁶⁰Ellis, *History of Columbia County*, 384; Barbara C. Whiteman, “The Academy Served as an Educational Center for 123 Years,” *Chatham Courier*, June 8, 1972, 6.

⁶¹“Historic Spencertown Academy to get facelift.” *Chatham Courier*, Feb. 10, 1977, A-7.

⁶²208.

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shows the hamlet on an inset map with 39 houses, two churches, a school, an academy, two hotels—one containing the post office, two stores, a blacksmith shop, a shoe shop and a grist mill (FIG.4).

J.H. French's 1860 gazetteer recorded two churches, an academy, two grist mills and 225 inhabitants.⁶³ A Columbia County Directory published in 1862 lists the following enterprises.

Atwood, Mills, wagonmaker
Coffin, Charles G., blacksmith
Davis, John F., assistant postmaster
Dickerman, William, postmaster
Jones, D., proprietor hotel
Lawrence, Uel, flour and gristmill
Mayhew, G.A., groceries and dry goods
Murray, B., blacksmith
Reed, E., physician, also groceries, dry goods, drugs and medicines
Starks, Elisha, shoemaker
Sweet, John, proprietor hotel
Wentworth, E., groceries and dry goods

The 1875 county directory identifies the following.

Akin, Elijah, mill
Akin, John, grist mill
Allen, H.T., hotel
Budlong, D., blacksmith
Goodell, J.H., Rev.
Haviland, N.H., physician
Higgins, W.S. & M.D., store
Lacy, Ezra, carpenter
Lane, J.H., Rev.
Niles, John M., saw mill
Palmer, W.G. & I.Z., store
Simpson, William, blacksmith
Smith, Henry, carpenter
Stillman, A.F., hotel
Wager, George, carpenter
Wilbor, Charles, carding machine

Maps of the hamlet contained in county atlases published in 1873 and 1888 show essentially the same patterns of properties; once bypassed by the railroad, Spencertown's physical development all but ceased (FIGS.5 & 6). Hotels and

⁶³*Gazetteer of the State of New York*, 243.

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blacksmiths continued in business indicating that the turnpike was still carrying travelers from Hartford even though the railroad was in service. However, store activity had diminished, an effect of the railroad center in Chatham. Mills were still active and in demand by farmers, but facilities probably had not improved or expanded in any way; a carding machine, probably steam-powered, was in operation at the Lawrence mill. Three carpenters resided in the hamlet; evidently, they no longer to sustain themselves on farms.

ARCHITECTURE

The historic district contains distinctive examples of domestic architecture from its settlement, Early Republic and Mid-19th-Century periods. In all instances, the architecture has clear New England origins and is indistinguishable from similar communities in southwestern New England. Conversely, building traditions related to Dutch settlements in the Hudson Valley found little or no expression in this contested boundary area attractive only to young New Englanders abandoning over-crowded conditions and less-productive farmland. So-called squatters establishing homesteads before the Revolutionary War have left no imprint on the town, and the dwellings of those who came after were professionally built. Located between two highly-developed areas, the borderland was not a frontier, and once disputes over land ownership were resolved, a permanent and sophisticated architecture was the norm.

The Spencertown Historic District contains the largest and most elaborate 18th-century center-chimney house in the Pratt Homestead, which is a clear replica of houses common in the Hartford area of the Connecticut River Valley from whence came the family, as well as most of Spencertown's settlers (PHOTO 1). The unknown craftsman who constructed and finished this extraordinary house was surely from Connecticut, as well, and recognizing that the building is unique in its locality, may have come to Spencertown solely for the job, bringing workmen and woodwork components, such as the twin-door entrance and architrave, with him. The house was built employing plank construction methods typical of Connecticut and not New York. In ca. 1760, in the midst of houses of much smaller scale and impermanent "squatter" dwellings, this iconographic (and expensive) building would have been a clear statement of the New England proprietors' claim to the town. If other similar houses once existed in the town, there is no record of them. What appeared next were two large two-story, gambrel roof houses, also duplicates of established Connecticut domestic architecture, of which one survives in the historic district. Built in 1777 for David Pratt, son of Elisha Pratt, the presumed builder of the Pratt Homestead, it illustrates the point in time when the traditional New England center-chimney plan evolved, at least for large houses, into a double-pile, center-hall plan with chimneys positioned between the two rooms on either side (PHOTO 2). Carpenter David Basset and mason Thomas Beebe, who were contracted for the work, surely had ties to Connecticut. It is now known that the gambrel roof was introduced in New England, and not by the Dutch in the Hudson Valley, as was long believed, so its presence in this eastern New York town is somewhat ironic. The gambrel frame was essentially a truss that permitted the roof to span a deeper, double-pile plan; however, it did not remain in fashion long, perhaps because of a clumsy appearance, and gable roof framing was adapted to replace it. The Hezekiah Holdridge, built ca. 1798, is an example of this transition (PHOTO 3).

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After the turn of the 19th century, when the economy and the Republican spirit of the new nation gained momentum, new house forms and decoration expressing prosperity and idealism. As with Spencertown's early architecture, the design reflected trends and tastes developing in western New England rather than in the Hudson Valley, indicating the endurance of the cultural affiliation of the settlers. The first indication of the changing style in local architecture was the application of Neoclassical ornament on center-hall houses, such as the addition of pilasters to facades, entablatures along eave lines and pediments in gables, such as on the Judah M. Lawrence house, which has the added feature of a fancy porch in the form of a shrunken portico (PHOTO 6). The John Tibbetts House has a smaller, single-pile plan that enhanced the expression of vertical attenuation in the design; this middling form contained fewer spaces and required the addition of a wing to accommodate kitchen and service areas (PHOTO 4). But the modern impulse was to have a pedimented façade in the true Roman sense. The relocation, reorientation and renovation of St. Peter's Church in this period set a standard for the community's development. In its original location on the village green, the church likely had a two-story, five-bay front façade in the traditional 18th-century meetinghouse mode. When moved across the street in 1826, the front façade was positioned on a gable end to conform to the new Neoclassical church design sweeping through New England. It appears that an entire bay was added to the east end of the church containing a new narthex and balcony on the interior, fronted by a shallow pavilion containing an entrance on the exterior and surmounted by a three-stage tower, composed of a square base, two octagonal sections, and a steeple (PHOTO 5). Embellishments are limited to pediments with thin entablatures on the gable end and the pavilion and a central window with sidelights and an elliptical transom above the single entrance, which was later updated with a Greek Revival-style architrave. The tower contains clocks centered on three sides of the base level, louvered arched openings on the eight sides of the middle level and oval panels in the top stage. Although elegant in proportions, the decoration shows a restraint characteristic of rural churches.

Just about every house built in the years following the completion of St. Peter's renovation presents a pedimented facade to the street, which creates an unusual unity of design. To achieve this, house plans were turned with an entry and stair hall on one side offset by two principal rooms arranged front-to-back on the other side with a chimney positioned in the partition between them. A small room was located behind the stairs and the kitchen was located in a dependent wing attached to one side or the rear end. Either two stories or a story-and-a-half in height, the house form was modeled on urban dwellings designed for narrow lots, although the addition of large kitchen wings were a rural modification. The house, built for the Rev. Joel Osborn in 1828, exemplifies the type and carries modest Neoclassical elements in its front pediment and porch colonnades (PHOTO 8). Others like the Jonathan C. Olmsted House, built in 1826, have the exaggerated door and window cornices that became quite popular throughout New York and western New England in the 1820s (PHOTO 10). This and other distorted proportions and design elements were an expression of rural identity that critiqued urban excess with their idea of plainness.

When the Greek Revival style became the fashion in the next decade, house forms remained the same but ornamentation changed dramatically in line with the more elaborate decorative program. Whereas at least some of the restrained trim of Neoclassical houses could have been fabricated locally, much of the Greek Revival millwork would have been manufactured elsewhere, probably in the city of Hudson, the county's Hudson River port, which also was in the thrall of the

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Greek Revival taste. Somewhat transitional in design was the Spencertown Methodist Episcopal Church, built in 1836 by Hiram B. Mather, a Connecticut River Valley transplant from Massachusetts (PHOTO 16). The portico with Tuscan columns seems of the older Neoclassical taste in comparison to the trabeated entry and stolid belfry with a ponderous entablature. The addition of Gothic lancet windows is not uncommon on Greek Revival churches and is striking in this case. Mather's own house is odd but richly detailed with triglyphs along the frieze and a window in the pediment with elaborate trim (PHOTO 17). In the latter case, the window and trim represent a popular pediment feature found on both sides of the border. A similar window is prominent in the pediment of a portico of the Timothy Reed House, which is Mather's (and his brother William's) *tour de force* (PHOTO 19). Built in 1838, it was not the first winged house built in the town, but it clearly was the most eccentric. A narrow, two-story central pavilion with a wide trabeated entrance occupying the first story is fronted by massive pillars and a tall frieze surmounted by a comparatively small pediment containing a decorative window. The one-story wings have corner pilasters that crowd the outside windows, all of which suggests the *ad hoc* design of a creative builder not following a formal plan.

Benjamin Ambler, the builder of the Spencertown Academy in 1847, reputedly followed plans for a similar building in nearby Great Barrington, Massachusetts, erected in 1841. It is a more conventionally-proportioned building with a monumental Ionic porch and square belfry framed by pilasters and Classical entablature (PHOTO 28). The pediment contains a trimmed window mounted on a panel in the distinctive local manner. Ambler's background and training is a mystery, although it is presumed he was related to Timothy Reed's wife, Abigail Ambler. He was living in Spencertown by 1837, when he purchased land on South Street and built a house of unusual design with a square, double-pile plan, hipped roof, asymmetrical front façade containing an unembellished doorway, and half-story windows in the roof-edge friezes (PHOTO 21). Based on the design of this house, as well as his association with the minister, Ambler probably built Timothy Woodridge's hipped-roof house in 1842 (PHOTO 22). Ambler may also have constructed the most elaborate house of this type for Thomas P. Niles in 1845 (PHOTO 23). This house has huge wall features: corner pilasters and eave-line entablatures, and intact porches front (Ionic) and side (Doric). The trabeated doorway centered on the façade is further distinguished by Ionic columns.

Benjamin Ambler used the same Ionic-order columns in the portico of the house he built for Uel Lawrence, also in 1845 (PHOTO 20). The design has attracted the attention of purists as it combines Ionic columns with a Doric entablature. The front-gable house with kitchen wing continued the trend established earlier in the century and other two-story and story-and-a-half dwellings with full and partial pediments and trabeated entrances were added to the hamlet's plan. Trabeated doorways, all manufactured in shops elsewhere, were added to older houses in the district to update their appearances, the most notable occurrence being on St. Peter's Church. By 1850 Spencertown had built out with an extraordinary number of distinctive Roman Neoclassical and Greek Revival homes.

The picturesque designs of the Romantic Era did not capture the attention of New Englanders nearly to the extent it did in the Hudson Valley, where it had its genesis. Spencertown's proximity to the source had little effect. Two Gothic cottages were added to the hamlet, one possibly through the alteration of an earlier house. The clear example was built in 1863 by

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Hiram B. Mather for his second home next door to his first (PHOTO 33). The board-and-batten house has a steep, front-gable roof decorated with scroll-sawn verge boards, characteristic features of the type, while preserving the form common to existing houses. Its construction date places it late in the Romantic period, after the Civil War, when the style was more decorative than progressive. Being an experienced builder, Mather would have been interested in the contemporary architectural tastes. Isaac Mead's house was built in 1851 in the Italianate style (PHOTO 34). The style of the square-plan house was conveyed by a bracketed cornice around the edges of a flattened hipped roof. A veranda wrapping around two sides is consistent with the style; however, a long kitchen wing raises the question of it being an older house that was altered.

Historic 20th-century architecture rounds out the hamlet's physical evolution, some of it dating to when Spencertown experienced a revitalization as a second-home destination for New Yorkers. Craftsman-style bungalows and cottages were popular early in the century and were built with mass-produced millwork and entire kits manufactured in other faraway places (PHOTO 37). Older houses were "cottageized" with the addition of wood shingle siding (PHOTO 32). The Cape was an alternative style, more traditional in reference than progressive (Fig.40). In the context of Spencertown's New England origins, this style takes on added significance. The Cape was an enduring style category that would survive into the post-World War II Era. These 20th-century additions, while significant, do not diminish the overwhelming antebellum aura of the hamlet and the remarkable survival of houses expressing Neoclassical and Greek Revival styles. The Spencertown historic district represents a rare assemblage of late 18th- and early 19th-century domestic architecture characteristic of southwestern New England, although in eastern New York, and a remarkably intact example of a 19th-century rural town center.

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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): N/A

10. Geographical Data

Acreage of Property 167.58 acres
 (Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

<u>1 18</u> Zone Easting	<u>619810</u> Northing	<u>4687667</u> Northing	<u>7 18</u> Zone Easting	<u>619483</u> Northing	<u>4686021</u> Northing
<u>2 18</u> Zone Easting	<u>619867</u> Northing	<u>4687622</u> Northing	<u>8 18</u> Zone Easting	<u>619267</u> Northing	<u>4684416</u> Northing
<u>3 18</u> Zone Easting	<u>619947</u> Northing	<u>4687178</u> Northing	<u>9 18</u> Zone Easting	<u>619347</u> Northing	<u>4687245</u> Northing
<u>4 18</u> Zone Easting	<u>620109</u> Northing	<u>4684442</u> Northing	<u>10 18</u> Zone Easting	<u>619317</u> Northing	<u>4687294</u> Northing
<u>5 18</u> Zone Easting	<u>620104</u> Northing	<u>4686368</u> Northing	<u>11 18</u> Zone Easting	<u>619322</u> Northing	<u>4687568</u> Northing
<u>6 18</u> Zone Easting	<u>619840</u> Northing	<u>4686131</u> Northing	<u>12 18</u> Zone Easting	<u>6194424</u> Northing	<u>4687647</u> Northing

Verbal Boundary Description

The boundary for the Spencertown Historic District is shown on the enclosed mapping (6 maps total) which were drawn at a scale of 1: 24,000, 1: 12,000, 1: 11,000 and 1: 4,600. All maps are entitled "Spencertown Historic District, Town of Spencertown, Columbia County, New York."

Boundary Justification

The boundary for this NRHP historic district was assessed on multiple field visits and with direct input from Division for Historic Preservation staff, and following examination of historic-period maps which were consulted in order to understand how the hamlet was defined, boundary wise, historically. The chosen boundary includes all of the historic hamlet area which largely corresponds with the course of Route 203 in addition to immediately adjacent portions of Elm and South streets. The boundary as drawn corresponds with the historic hamlet area as it came to be defined during the nineteenth century with no peripheral or "buffer" land being included.

Spencertown Historic District
Name of Property

Columbia Co., New York
County and State

11. Form Prepared By

name/title Neil Larson

organization Larson Fisher Associates

date 7 February 2018

street & number P.O. Box 1394

telephone 845-679-5054

city or town Woodstock

state NY

zip code 12498

e-mail nlarson@hvc.rr.com

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:

Photographer: Gail Cashen, John Ham, Neil Larson

Date Photographed: 2012-2018

Description of Photograph(s) and number:

PHOTO 001: Pratt Homestead, ca. 1760, 866 Rt.203.

PHOTO 002: David Pratt House, 1777, 924 Rt. 203.

PHOTO 003: Hezekiah Holdridge House, ca. 1798, 808 Rt. 203.

PHOTO 004: John Tibbets House, ca, 1802, 858 Rt. 203.

PHOTO 005: View south across green. St. Peter's Presbyterian Church, 1771, 1826, 5219 South St. and cemetery on left;

Spencertown M.E. Church, 1836, 812 Rt. 203 and Hezekiah Holdridge House, ca. 1798, 808 Rt. 203 on right.

PHOTO 006: Judah M. Lawrence House, ca. 1810, 5069 South St.

PHOTO 007: Jukas Lawrence House, ca. 1810, 5191 South St.

PHOTO 008: Joel Osborn House, ca. 1828, 786 Rt. 203.

PHOTO 009: Elisha Babcock House, 1824, 839 Rt. 203.

PHOTO 010: Jonathan C. Olmsted House, 1826, 831 Rt. 203.

PHOTO 011: William Niles House, 1829, 13 Elm St.

PHOTO 012: View from south end of district on Rt.203; Herman S. Thorpe House, 1832, 789 Rt. 203 on left.

PHOTO 013: View south on Rt.203 looking towards St. Peter's Church. Niles-Clark Store, ca. 1820, 834 Rt. 203 on left

and Jonathan C. Olmsted House, 1826, 831 Rt. 203 on right.

PHOTO 014: View on west side of Rt.203 looking north from green. Right to left: Parks Hotel & Store, ca. 1830, 826 Rt.

203; Henry Foote House, 1835, 830 Rt. 203; Niles-Clark Store, ca. 1820, 834 Rt. 203.

PHOTO 015: Luther Waite's Tavern Stand, ca. 1830, 835 Rt. 203.

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PHOTO 016: View looking south on east side of Rt.203. Left to right: Spencertown M.E. Church, 1836, 812 Rt. 203;

Spencertown Town Hall (former firehouse), 1915, 810 Rt. 203; Hezekiah Holdridge House, ca. 1798, 808 Rt. 203.

PHOTO 017: Hiram B. Mather House, 1832, 842 Rt. 203.

PHOTO 018: Henry Foote House, 1835, 830 Rt. 203 & Gilbert/Messinger House, ca. 1805, 832 Rt. 203.

PHOTO 019: Timothy Reed House, 1836, 5179 South St.

PHOTO 020: Uel Lawrence House, 1845, 5178 South St.

PHOTO 021: Benjamin Ambler House, ca. 1837, 5185 South St.

PHOTO 022: Timothy Woodridge House, 1842, 849 Rt. 203.

PHOTO 023: Thomas P. Niles House, ca. 1845, 902 Rt. 203.

PHOTO 024: Wright H. Barnes House, ca. 1850, 875 Rt. 203.

PHOTO 025: William Bullock House, ca. 1835, 33 South St.

PHOTO 026: Jared P. Clark House, ca. 1832, 840 Rt. 203.

PHOTO 027: Gilbert/Messinger House, ca. 1805, 832 Rt. 203.

PHOTO 028: Spencertown Academy, 1847, 790 Rt. 203.

PHOTO 029: Abraham P. Holdridge House, ca. 1803 - ca. 1830, 821 Rt. 203.

PHOTO 030: View south on east side of Rt.203: Left to right: Spencertown M.E. Parsonage, ca. 1855, 872 Rt. 203; Pratt

Homestead, ca. 1760, 866 Rt.203; John Tibbets House, ca, 1802, 858 Rt. 203.

PHOTO 031: J.M. Niles House, 1847, 880 Rt. 203.

PHOTO 032: Sherman Dickerman House, 1849, 5197 South St.

PHOTO 033: Hiram B. Mather House, 1863, 846 Rt. 203.

PHOTO 034: Isaac Mead House, 1851, 20 Elm St.

PHOTO 035: Clark-Bemiss House, 1847, 19 Elm St.

PHOTO 036: Spencertown Cemetery.

PHOTO 037: Craftsman Cottage, ca. 1929, 912 Rt. 203.

PHOTO 038: Craftsman Bungalow, ca. 1922, 797 Rt. 203.

PHOTO 039: Spencertown Town Hall (former firehouse), 1915, 810 Rt. 203.

PHOTO 040: Cape Cottage, ca. 1936, 850 Rt. 203.

PHOTO 041: Post-WWII Cape, ca. 1954, 888 Rt. 203.

PHOTO 042: View on Rt. 203 north of green. Spencertown Store, ca. 1915, 824 Rt. 203 on left.

Property Owner:

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

name _____

street & number _____

telephone _____

city or town _____

state _____

zip code _____

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Spencertown Historic District

Columbia County, New York

Section number: FIGURES page: 1

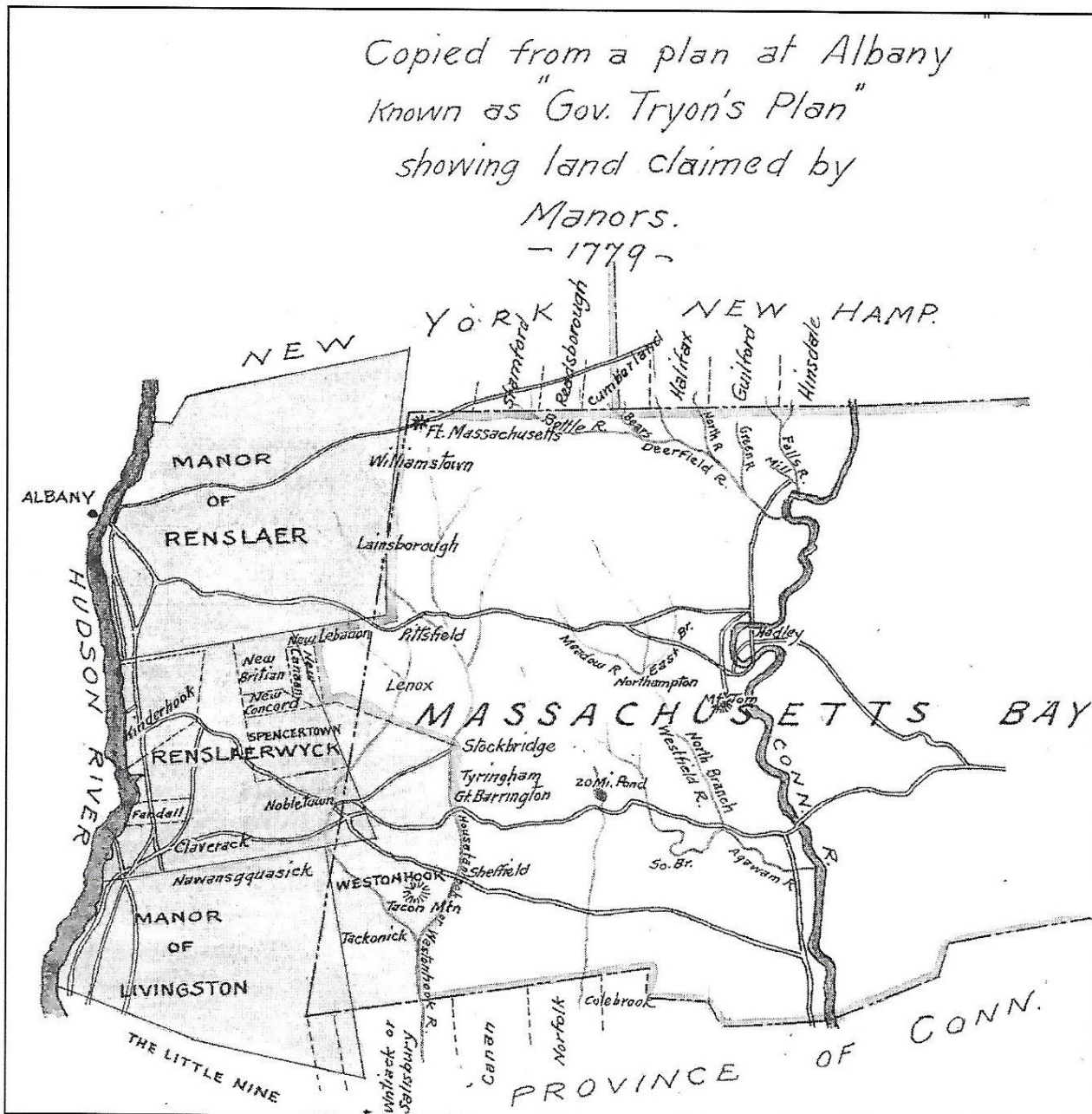


FIG.1: Nathaniel Dwight, Map of Gov. Tryon's Plan of manors along the boundary with the Massachusetts Bay Colony (1783). Spencertown is depicted in the center of the map west of the boundary line. Note names and locations of other Massachusetts towns north and south of Spencertown. Source: Pittsfield MA, Berkshire Middle District Registry of Deeds, Colonial Patents, Third Series, Map #869.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Spencertown Historic District

Columbia County, New York

Section number: FIGURES page: 2

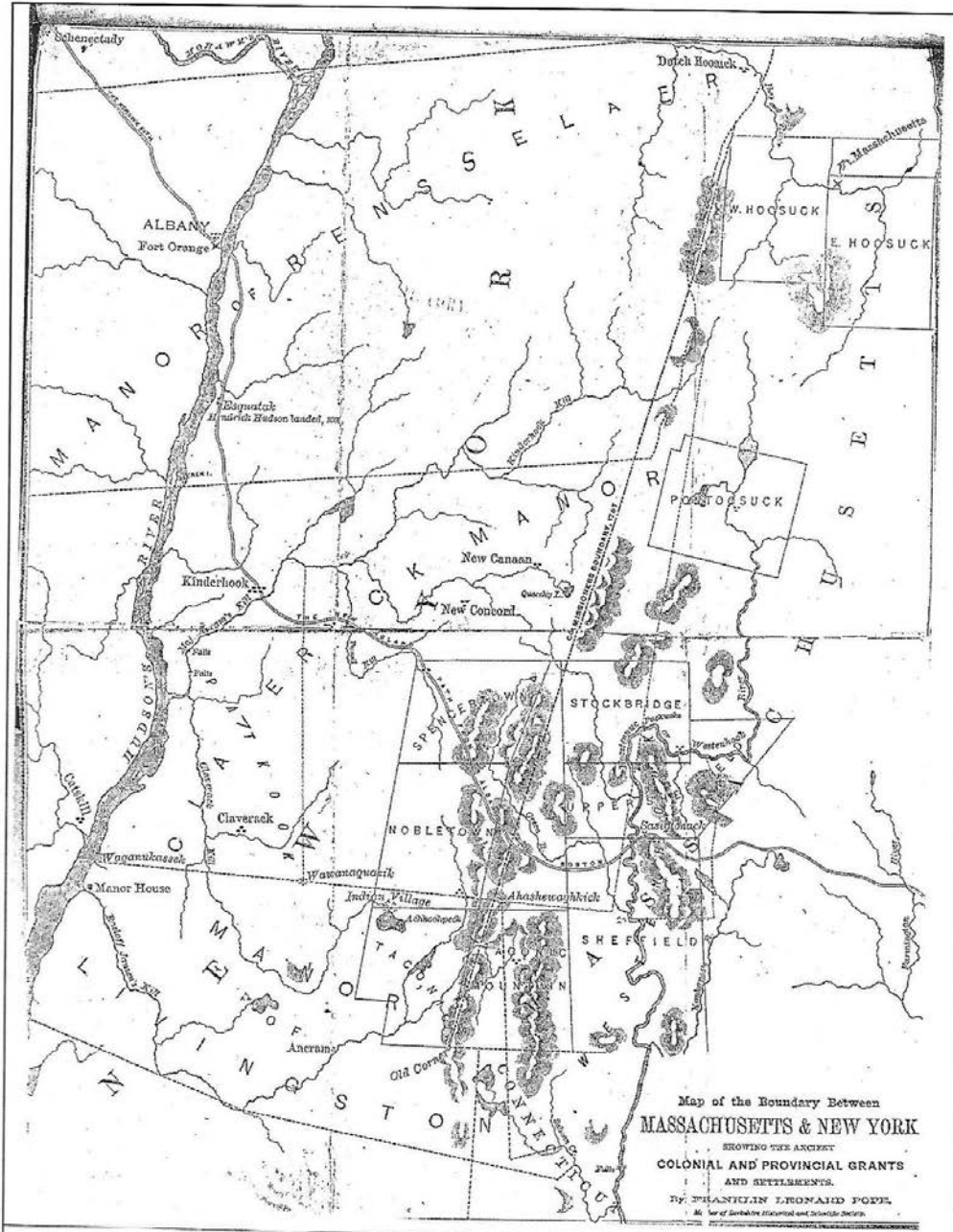


FIG.2: Franklin Leonard Pope's 1886 map of the boundary between Massachusetts and New York as determined in 1787. Spencertown is delineated in the center west of Stockbridge. Source: Pittsfield MA: Berkshire Middle District Registry of Deeds, Colonial Patents.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Spencertown Historic District

Columbia County, New York

Section number: FIGURES page: 4

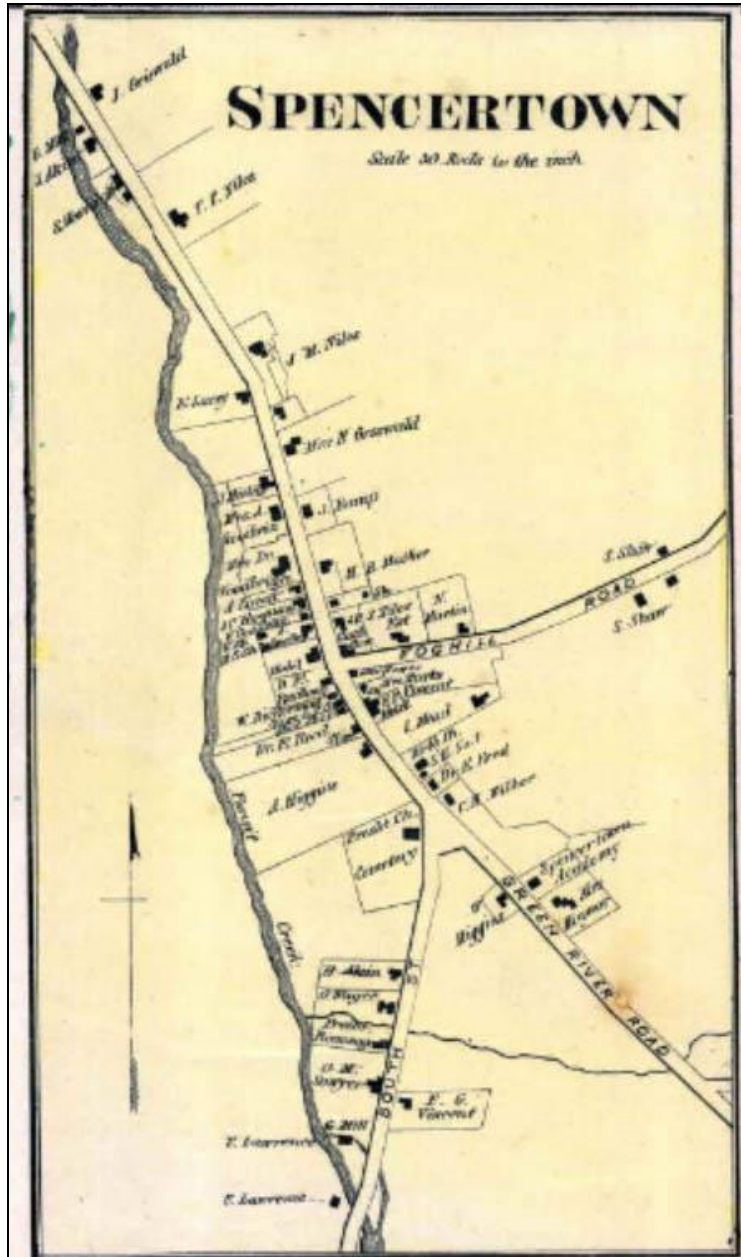


FIG.5: Map from 1873 Atlas of Columbia County.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Spencertown Historic District

Columbia County, New York

Section number: FIGURES page: 5

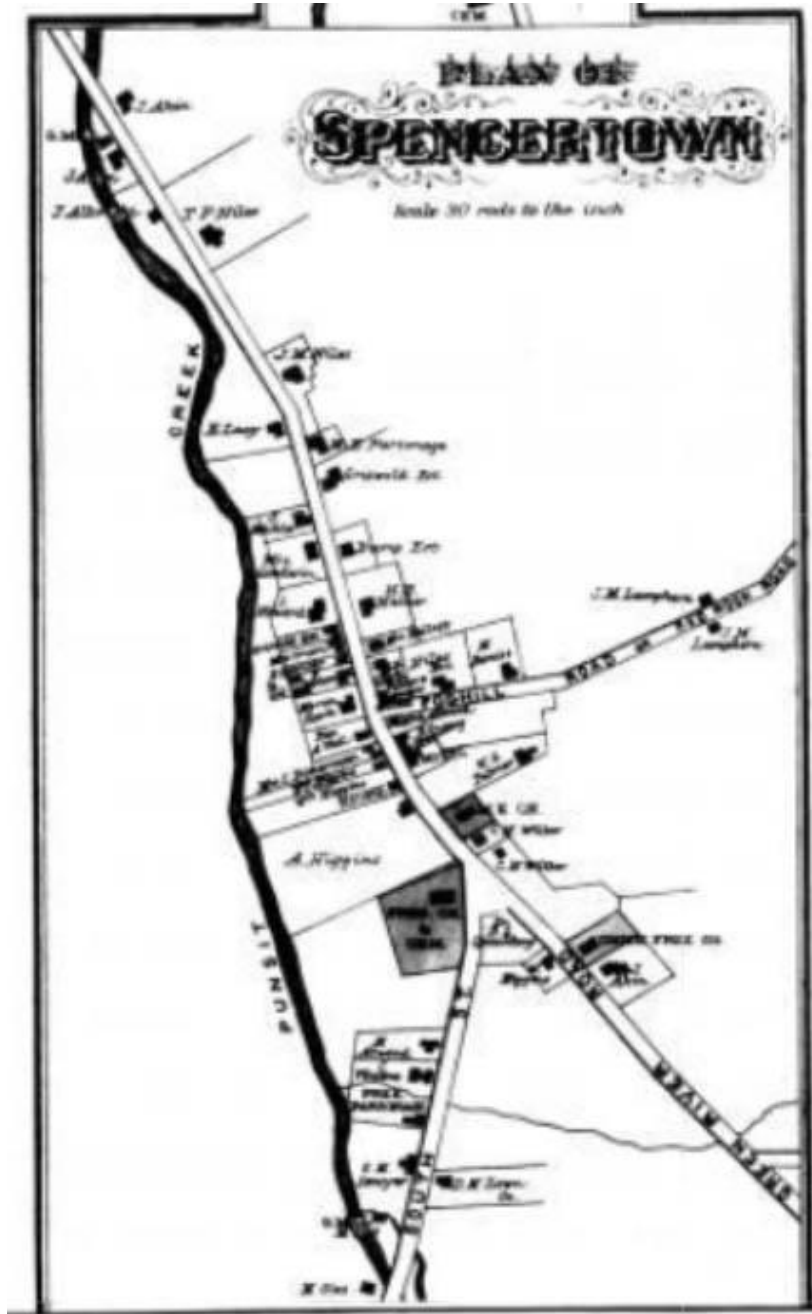


FIG.6 Map from 1888 Atlas of Columbia County

SPENCERTOWN HISTORIC DISTRICT
Town of Austerlitz, Columbia County, New York

PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
	77.3-1-19	5	Elm St		vacant land				
58	77.3-1-38	13	Elm St	William Niles House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front-gable roof with central interior chimney, wood clapboard siding, 3-bay wide facade with side hall entry and 6/6 windows, corner pilasters, triangular pediment with oculus, Hiram Mather, probable builder	1829	Neoclassical	Small mid-19th c. wood frame domestic barn with front extension containing 2 garage doors	contributing building contributing outbuilding
59	77.3-1-39.1	19	Elm St	Clark-Bemiss House	2 story wood frame single family dwelling, stone foundation, standing seam metal gable roof with exterior brick chimney, wood clapboard and shingle siding, 5-bay wide facade with central entry on partial front porch, replacement windows	ca. 1851 ca. 1880	Queen Anne	Mid-19th c. small wood frame barn; mid-19th c. granary; early 20th c. poultry house	contributing building contributing outbldg (3)
52	86.1-1-16	20	Elm St	Isaac Mead House	2 story wood frame two family dwelling, stone foundation, 2 story metal hip roof and 1 story asphalt shingle gable roof, wood clapboard siding, 3-bay wide facade with 6/6 windows and enclosed wrap-around porch, decorative eave brackets, open porch on 1 story addition with exterior stone chimney and rear brick chimney	ca. 1851	Italianate	Mid-19th c. wood frame barn, garage door added	contributing building contributing outbuilding
	86.1-1-41.1	773	Route 203		1 1/2 story wood frame single family dwelling, concrete foundation, asphalt shingle gable with center gable dormer, vinyl clapboard siding, 3-bay wide facade, replacement windows and door	1927	Craftsman	late-20th c. 2-car garage	contributing building noncontrib. outbldg
	86.1-1-41.2	773	Route 203		vacant land				
40	86.1-1-22	786	Route 203	Rev. Joel Osborn House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front-gable roof, wood clapboard siding, 3-bay wide facade with full porch, 1 story wing with porch and interior brick chimney, 6/6 windows, triangular pediment with oculus	1828	Neoclassical	mid-20th-c. garage, distinctive entry on rear facing house	contributing building contributing outbuilding
42	86.1-1-29	789	Route 203	Herman S. Thorp House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front-gable roof with central interior brick chimney, wood clapboard siding, flush board siding in pediment gable end, 3-bay wide facade with side hall entry with simple entablature surround, 6/6 windows, frieze, corner pilasters, rear 2 story addition	ca. 1832	Neoclassical		contributing building

SPENCERTOWN HISTORIC DISTRICT
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PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
41	86.1-1-23	790	Route 203	Spencertown Academy	2 story wood frame structure, stone foundation, front-gable roof with pilastered belfry over projecting pediment with flush board siding and gable light, portico architrave supported by four Ionic columns, wood clapboard siding, 3-bay wide and 5-bay deep with 12/12 windows, center entry with simple entablature, pilasters and transom Benjamin Ambler, builder	1847	Greek Revival		NRHP listed/not counted
	86.1-1-24	794	Route 203		2 story wood frame single family dwelling, concrete foundation, asphalt shingle gable roof, vinyl clapboard siding, 3-bay facade with side wing and 3-bay window, subterranean garage	1984	20th-century Colonial		non-contributing building
	86.1-1-28	795	Route 203		1 1/2 story wood frame single family dwelling, concrete block foundation, asphalt shingle front-gable roof with gable dormer and rear exterior brick chimney, 3-bay wide facade with full hip roof porch, vinyl clapboard siding, replacement windows	1930	Craftsman	mid-20th-century brick three-car garage inconsistent with house	contributing building non-contributing outbuilding
	86.1-1-27	797	Route 203		1 1/2 story wood frame single family dwelling, concrete block foundation, asphalt shingle gable roof with center gable dormer and exterior brick chimney, vinyl clapboard siding, full enclosed porch with pressed concrete block, replacement windows	1922	Craftsman		contributing building
	86.1-1-25	798	Route 203		1 story wood frame single family dwelling, concrete foundation, standing seam metal gable roof with exterior brick chimney, vinyl clapboard siding, two flanking side wings, offset entry, 6/6 windows, picture window	1968	Cape		non-contributing building
	86.1-1-26		Route 203	Village Green	small open greensward bordered by streets	1760	n/a		contributing site
50	86.1-1-18	808	Route 203	Hezekiah Holdridge House	2 story wood frame single family dwelling, stone foundation, asphalt shingle gable roof with two interior brick chimneys, wood clapboard siding, 5-bay facade with center hall entry, simple entry entablature with broken transom, 12/12 windows, later side porch entry	ca. 1790	Federal		contributing building

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Town of Austerlitz, Columbia County, New York

PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
	86.1-1-17	810	Route 203	Austerlitz Fire House Austerlitz Town Hall	1 story stone municipal building, asphalt shingle front-gable roof with rear exterior stone chimney and exposed rafter ends, cast stone window lintels and sills, double door entry with broken pediment with urn	1915	Craftsman		contributing building
51	86.1-1-15	812	Route 203	Spencertown M.E. Church	1 story wood frame church, stone foundation with above ground brick, asphalt shingle front-gable roof with pilastered belfry over projecting pediment with flush board siding, portico architrave supported by four Doric columns, wood clapboard siding, 3-bay wide and 4-bay deep with high pointed arched windows flanking center entry and sides of church, entry with three part entablature with pilasters, corner pilasters, builder Hiram Mather, builder	1836	Greek Revival		contributing building
	86.1-1-8.100	821	Route 203	Abraham B. Holdridge House	2 story wood frame single family dwelling, stone foundation, asphalt shingle gable roof with three interior chimneys, wood clapboard siding, corner pilasters, frieze, eave returns, 5-bay wide facade with center hall entry with broken transom and side lights, 6/6 windows and storm windows, side porch entry, two rear 1 story additions	ca. 1803 ca. 1830	Greek Revival	Mid-20th c. wood frame truss agricultural barn; early-20th c. granary	contributing building contributing outbdng (2)
	86.1-1-14	822	Route 203	telephone switching building	1 story brick utility building, asphalt shingle cross-gable roof	ca. 1960	utilitarian		non-contributing building
	86.1-1-10	825	Route 203	Spencertown Store	2 story wood frame converted dwelling, stone foundation, asphalt single roof, metal clapboard siding, attached garage, large rear 2 story addition, roof alteration	ca. 1940	none		contributing building
53	86.1-1-13	826	Route 203	Parkes Hotel & Store Austerlitz Grange	2 story wood frame multi-family dwelling, stone foundation, asphalt shingle gable roof, vinyl clapboard siding, original 5-bay facade with center hall entry and later bay added with corner entry, concrete entry stoops, replacement and storm sindows, replacement doors	ca. 1830	Neoclassical		contributing building
	86.1-1-8.200		Route 203		vacant land				

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PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
54	86.1-1-12	830	Route 203	Henry Foote House	2 story wood frame single family dwelling, asphalt shingle front gable roof with center interior chimney, side wing with asphalt shingle gable roof and exterior brick chimney, 3-bay main block facade with side hall entry, 6/6 windows and door transom, frieze and corner pilasters, eave returns, 3/3 eyebrow windows and later bay window on wing	1835	Greek Revival	2 late 20th c. garages, poor condition	contributing building non-contributing outbdngs (2)
56	86.1-1-7	831	Route 203	Jonathan C. Olmsted House	2 story wood frame single family dwelling, stone foundation, slate shingle front gable roof with center interior chimney, wood clapboard siding, 3- bay facade with side hall entry, 2/2 replacement windows with decorative crowns, pediments in gable ends with medallion, frieze and corner pilasters, wrap around porch, side 1 story addition with entry off of porch, rear 1 1/2 story addition	1826	Neoclassical	mid-20th c. wood frame barn expanded & altered; mid-20th c. garage enlarged & altered	contributing building non-contributing outbdngs (2)
55	86.1-1-11	832	Route 203	Gilbert/Messinger House Methodist Parsonage	1 story wood frame single family dwelling, stone foundation, asphalt shingle gable roof, with exterior brick chimney, attached greenhouse, 5-bay wide facade with 6/6 windows, cornice and eave returns	ca. 1805	Federal		contributing building
61	77.3-1-18	834	Route 203	Niles-Clark Store	2 story wood frame commercial building, former dwelling, stone foundation, asphalt shingle front gable roof, wood clapboard siding, 2 story rear addition and 1 story side addition with attached garage, corner entry and side entry with transom, replacement doors, large lower story multi-light store windows and upper story 9/6 windows, replacement windows, pediment window now louvered vent, later porch addition	ca. 1820	Neoclassical		contributing building
57	86.1-1-6	835	Route 203	Luther Waite's Tavern Stand	2 story wood frame multi-family dwelling, stone foundation, asphalt shingle gable roof, wood clapboard siding, original 3-bay facade with with side hall entry and 1/1 windows and window replacements, 3-bay wide 2 story wing with gable roof and wood clapboard siding, full facade hip roof porch, side entry porch with gable roof	ca. 1830	Federal	2 early 20th c. domestic barns w/ attached sheds	contributing building contributing outbuildings (2)

SPENCERTOWN HISTORIC DISTRICT
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PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
65	86.1-1-5	839	Route 203	Elisha Babcock House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front gable roof with exterior brick chimney, wood clapboard siding, 3-bay wide facade with simple entablature side hall entry, 2/2 windows and replacement windows, window and door crowns, corner pilasters, full pediment with sunburst	ca. 1824	Neoclassical	19th c. domestic barn (attached)	contributing building
62	77.3-1-20	840	Route 203	Jared P. Clark House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front gable roof, wood clapboard siding, 3-bay facade with side hall entry and 1 story gable roof wing and exterior brick chimney, simple entablature entry with transom and partial side lights, 6/6 windows, full pediment in gable end, corner pilasters, gable light	ca. 1832	Greek Revival		contributing building
66	86.1-1-3	841	Route 203	David Teal House	2 story wood frame single family dwelling, stone foundation, asphalt shingle cross-gable roof, wood clapboard siding, original 3-bay wide facade with side wing, later 2-story over wing, wide original cornice, enclosed portico entry, attached garage	1856	Greek Revival		contributing building
63	77.3-1-21	842	Route 203	Hiram B. Mather House I	1 1/2 story wood frame single family dwelling, stone foundation, asphalt shingle front gable roof, wood shingle siding, 2-bay facade with 1 story side bay entry with simple entablature and side screen light, eyebrow windows, gable light in full pediment, mutules and frieze, 1/1 replacement windows, Lewis & Hiram Mather, builders	ca. 1832	Greek Revival	mid-20th c. two-car garage, altered	contributing building non-contributing outbuilding
67	86.1-1-2	845	Route 203	Parsons-Lovett House	single family dwelling, stone foundation, metal front gable roof with central interior brick chimney, vinyl clapboard siding, 3-bay wide facade with side hall entry, 6/1 replacement windows, eave returns	ca. 1830	Greek Revival	mid 19th c. 2 sty wood frame workshop	contributing building contributing outbuilding

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Town of Austerlitz, Columbia County, New York

PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
64	77.3-1-22	846	Route 203	Hiram B. Mather House II	2 story wood frame single family dwelling, stone foundation, standing metal seam steeply pitched front gable roof with open rake, board-and-batten siding, 3-bay wide facade with side hall entry and 6/1 windows, partial wrap around porch with chamfered porch columns and decorative porch brackets, decorative vergeboards and finial, rear portion of dwelling possible earlier Greek Revival dwelling with lower pitched roof with rear exterior brick chimney, Hiram Mather, builder	ca. 1863	Gothic Revival	late 20th c. wood frame two-car garage	contributing building non-contributing outbuilding
68	77.3-1-17	849	Route 203	Rev. Timothy Woodridge House	2 story wood frame multi-family dwelling, stone foundation, low pitched hip roof with interior brick chimney, wood clapboard siding, 3-bay wide facade with side hall entry, and 6/6 windows, hip roof porch entry, entry with partial transom and side lights, corner pilasters, later 2 story addition	1842	Greek Revival	late 20th c. garage, workshop, tenant house out of period of significance	contributing building non-contributing outbdngs (3)
	77.3-1-23	850	Route 203		1 story wood frame single family dwelling, concrete foundation, asphalt shingle gable roof with interior brick chimney and two gable dormers, wood shingle siding, 5-bay wide facade with 6/6 windows, center entry with side lights and gable porch, two side gable roof portico entry with exposed rafter ends	1936	Cape	early 20th c. agricultural barn & outbuilding	contributing building contributing outbdngs (2)
69	77.3-1-16	857	Route 203	Goodyear-Goodwin House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front gable roof with central interior brick chimney, wood clapboard siding, 3-bay wide facade with side hall entry and 1/1 windows, flat roof entry porch, eave returns and frieze, side wing addition	ca. 1850	Greek Revival	mid-20th c. 2 car garage, incompatible	contributing building non-contributing outbuilding
71	77.3-1-24	858	Route 203	John Tibbets House	2 story wood frame multi-family dwelling, stone foundation, asphalt shingle gable roof with interior and exterior brick chimneys, wood clapboard siding, 5-bay wide facade with center hall entry, 6/6 windows, pedimented entry with light, frieze and corner pilasters, hip roof side porch	ca. 1802	Federal	late 20th-c. one-car garage, incompatible 21st c. studio/guest house, outside period of significance	contributing building non-contributing outbuildings (2)

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Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
70	77.3-1-15	861	Route 203	Henry Jones House	1 1/2 story wood frame single family dwelling, stone foundation, asphalt shingle cross-gable roof with central interior brick chimney, wood clapboard siding, 2-bay wide facade with side hall entry and later wing addition, later full shed roof porch, later 2/2 and 1/1 windows	ca. 1855	Greek Revival	late 20th c. one-car garage, incompatible	contributing building contributing outbuilding
72	77.3-1-35	866	Route 203	Pratt Homestead	2 story wood frame single family dwelling, stone foundation, wood shingle gable roof with central interior brick chimney, wood clapboard siding, 5-bay wide facade, center hall entry with broken transom light and pilasters, 6/6 windows with simple window crowns, later side entry, slight eave returns and frieze	ca. 1760	Colonial	mid-19th c. agricultural barn & shed	NRHP listed/not counted
73	77.3-1-25	872	Route 203	Spencertown M.E. Church Parsonage	2 story wood frame single family dwelling, stone foundation, asphalt shingle front gable roof with exterior and interior brick chimneys, wood clapboard siding, 3-bay wide facade with 2/2 windows and storm windows and gable light, side hall entry, full pediment with corner pilasters, eyebrow windows and frieze, partial side porch entry into later 1 story addition with bay window, partial rear side porch	ca. 1855	Greek Revival		contributing building
76	77.3-1-14	875	Route 203	Wright H. Barnes House	2 story wood frame single family dwelling, stone foundation, slate shingle hip roof, wood shingle siding, 3-bay wide facade with 6/6 windows on upper story and large picture window on lower story, slightly recessed side hall entry with simple entablature, pilasters, and side lights, later 1 1/2 story board-and-batten side wing with gambrel roof and shed roof dormer	ca. 1850	Greek Revival	garage (attached)	contributing building
74	77.3-1-26	880	Route 203	John M. Niles House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front gable roof with central interior brick chimney, wood clap board siding, 3-bay wide facade with 6/6 windows and side hall entry with entablature and pilasters, gable vent, eave returns, complex frieze, corner pilasters, 1 story asphalt shingle gable roof wing and later 1 story shed roof rear addition with entry	1847	Greek Revival	late-19th c. domestic barn, garage doors added; early 20th c. one-car garage	contributing building contributing outbuildings (2)

SPENCERTOWN HISTORIC DISTRICT
Town of Austerlitz, Columbia County, New York

PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
	77.3-1-27	888	Route 203		1 story wood frame single family dwelling, concrete foundation, asphalt shingle gable roof with interior brick chimney, vinyl clapboard siding, attached garage, 3-bay facade with central entry	1954	Cape	garage (attached)	contributing building
	77.3-1-29	896	Route 203		1 1/2 story wood frame single family dwelling, concrete block foundation, asphalt shingle gable roof with ceterner shed roof dormer and interior brick chimney, wood clapboard siding, full enclosed altered porch, 2/2 windows	1920	Craftsman	mid-20th c. two-car garage, incompatible	contributing building non-contributing outbuilding
75	77.3-1-34	902	Route 203	Thos. P. & Catherine Niles House	1 1/2 story wood frame single family dwelling, stone foundation, asphalt shingle hip roof, wood clapboard siding, 5-bay wide facade with 3/3 widonws on upper story and 6/6 windows on lower story, simple entablature center hall entry with tansom, side lights, pilasters, and Ionic columns, center 3-bay wide front porch with Ionic porch columns, complex frieze and corner pilasters, partial side porch entry with doric porch column	ca. 1845	Greek Revival	late 19th c. agrcultural barn; early 20th c. stone garage & workshop	contributing building contributing outbuildings (2)
	77.3-1-28	903	Route 203		1 story wood frame single family dwelling, concrete foundation, asphalt shingle gable roof with gable wall dormer	1965	Ranch		non-contributing building
	77.3-1-13	909	Route 203		1 story wood frame single family dwelling, stone foundation, asphalt shingle cross-gable roof with interior chimney, wood shingle siding, 3-bay wide facade with 6/6 windows	1932	Cape	late 20th c. 2-car garage	contributing building non-contributing outbuilding
	77.3-1-30	912	Route 203		1 story wood frame single family dwelling, concrete foundation asphat shingle front gable roof with interior stone chimney and exposed rafter and roof beam ends, wood shingle siding, enclosd wrap around porch with square wooden upper porch columns with lower stone bases, rear squared gable bump out with ribbon window, replacement windows	1929	Craftsman		contributing building

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Town of Austerlitz, Columbia County, New York

PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
	77.3-1-31	918	Route 203		1 story wood frame single family dwelling, concrete foundation, asphalt shingle gable roof, metal clapboard siding, side porch, 3-bay facade, corner window	1953	Cape	early 20th c. one-car garage	contributing building contributing outbuilding
77	77.3-1-12	921	Route 203	John Akin House	1 1/2 story wood frame single family dwelling, stone foundation, asphalt shingle gable roof with interior brick and pipe chimneys, wood clapboard siding, 5-bay wide facade with center hall entry and 6/6 windows, return eaves, attached full facade arbor	ca. 1855	Greek Revival		contributing building
	77.3-1-11		Route 203		vacant land w/ mill site	18th c.			contributing site
78	77.-1-47.112	924	Route 203	Col. David Pratt House	2 1/2 story wood frame single family dwelling, stone foundation, slate shingle gambrel roof with interior brick chimneys, wood clapboard siding, 5-bay wide facade with 6/6 windows, center hall entry with transom, side lights, and pilasters, entry porch with hip roof and doric columns, side entry porch with hip roof and doric columns, David Bassett, builder	1777	Colonial	early 20th c. agricultural barn w/ addition; late 20th c. multi-veh garage; late 19th c. poultry house	contributing building contributing outbldg (2) non-contributing outbuilding
	86.-1-4	33	South St	William Bullock House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front-gable roof with central interior brick chimney, wood clapboard siding, 3-bay wide facade with side hall entry, 6/6 windows, corner pilasters, eave returns, fireze, entry side lights and entablature, elliptical window in gable end, 6/6 windows, storm windows, garage attached by breezeway	ca. 1835	Greek Revival	garage (attached)	contributing building
43	86.-1-3.1	5069	South St	Judah M. Lawrence House	2 story wood frame single family dwelling, stone foundation, asphalt shingle gable roof with interior and exterior brick chimneys, wood clapboard siding, 5-bay wide facade with 6/6 windows and 3-part window on upper story, center hall entry with transom and side lights, broken pediment entry porch, wall and corner pilasters, 1 1/2 story rear wing	ca. 1810	Neoclassical	late 20th c. storage/maintenance building	contributing building non-contributing outbuilding

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PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
44	86.1-1-40	5178	South St	Uel Lawrence House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front roof with central interior brick chimney, wood clapboard siding, 3-bay wide facade with 6/6 windows and side hall entry with simple entablature, transom and side lights, 1 1/2 story side wing gable roof with secondary entry on full porch with ionic columns, mutules under full pediment, gable pediment light with simple entablature, full facade porch with ionic columns, corner boards and cornice, Benjamin Ambler, possible builder	ca. 1845	Greek Revival	late 19th c. wood frame agricultural barn	contributing building contributing outbuilding
45	86.1-1-39	5179	South St	Timothy Reed House	2 story wood frame single family dwelling with 1 story side wings, stone foundation, wood clapboard siding, asphalt shingle front gable roof with 1 story side wings and two interior brick chimneys, corner and wall pilasters, frieze and dentils, gable pediment light with simple entablature, 6/6 windows, center hall entry with transom and side lights, simple entablature with pilasters, 2 story doric columns and wall pilasters, Lewis & Hiram Mather, builders. Gothic Revival playhouse, vergeboards, concrete block addition	ca. 1836	Greek Revival	early 20th c. Gothic Revival-style playhouse	contributing building contributing building
	86.1-1-38	5183	South St		1 story wood frame single family dwelling, asphalt shingle cross-gable roof with shed roofed addition, vinyl clapboard siding	1948	Cape		contributing building
46	86.1-1-37	5185	South St	Benjamin Ambler House St. Peter's Presb. Ch. Parsonage	1 1/2 story wood frame single family dwelling, stone foundation, asphalt shingle hip roof with two exterior brick chimneys, wood clapboard siding, 4-bay wide facade with 6/6 windowseyebrow windows in frieze, Benjamin Ambler, builder	ca. 1837	Greek Revival		contributing building
47	86.1-1-36	5191	South St	Jukas Lawrence House	2 story wood frame single family dwelling with 1 story side wings, stone foundation, standing metal seam front gable roof with interior brick chimney, interior brick chimneys on side wings, vinyl clapboard siding, 1/1 replacement windows, storm windows, center hall entry with transom and side lights, upper story bumped out over entry, full pediment, later large 2 story rear addition	ca. 1810	Neoclassical	mid 19th c. wood frame domestic barn	contributing building contributing outbuilding

SPENCERTOWN HISTORIC DISTRICT
Town of Austerlitz, Columbia County, New York

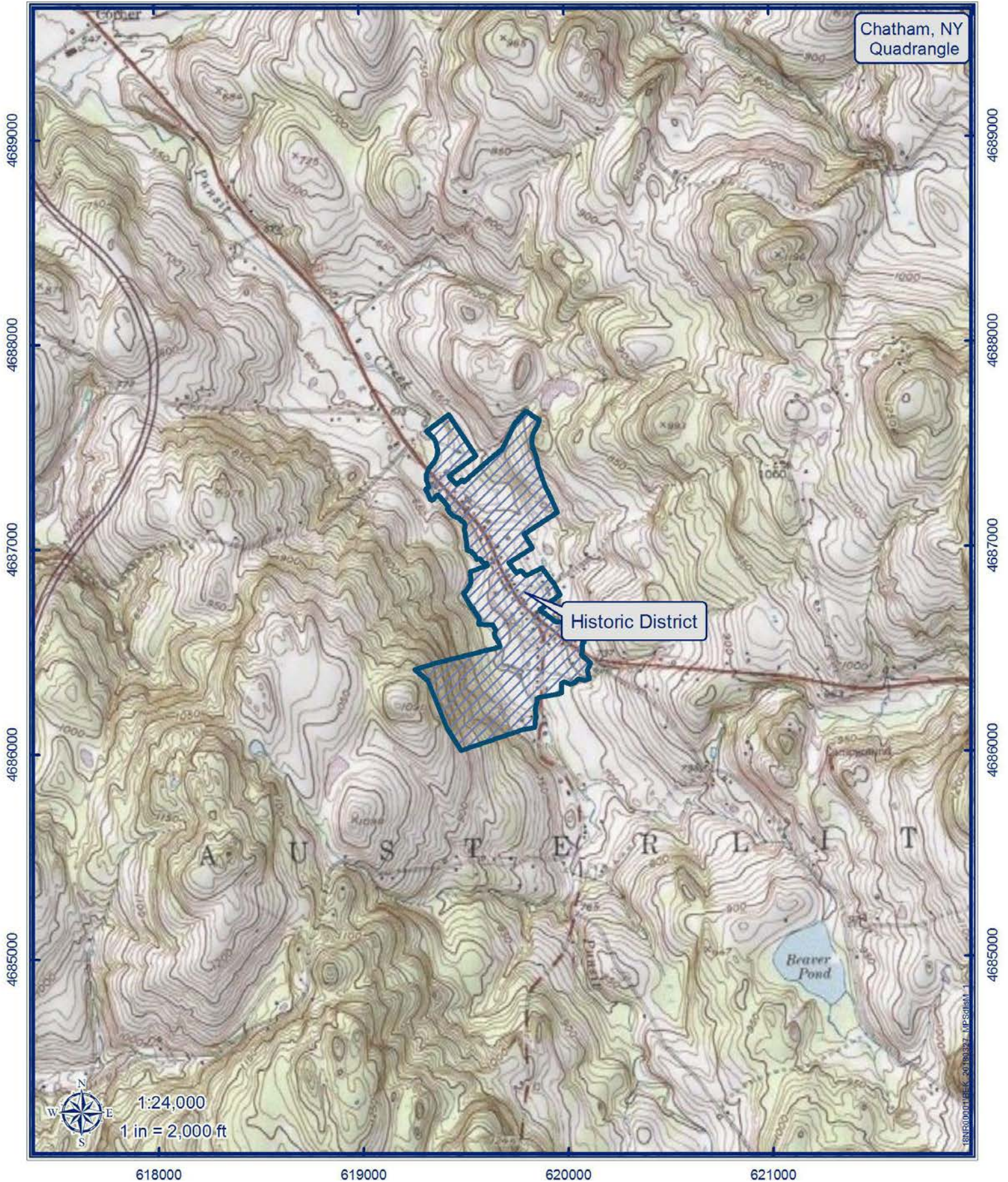
PROPERTY LIST

Survey Number	Parcel Number	St. No.	Street Name	Property Name	Description	Est. Year Built	Style	Outbuildings	Status
48	86.1-1-35	5197	South St	Sherman Dickerman House	2 story wood frame single family dwelling, stone foundation, asphalt shingle front gable roof, wood shingle siding, 6/6 windows with drip mold crowns, decorative verboards and drop finial, 2/2 gable window with drip crown window, full facade porch with pediment entry and decorative bracketing and detail, 1 story side wing with 2/2 windows and interior brck chimney	ca. 1849	Gothic Revival	mid 19th c. wood frame domestic barn	contributing building contributing outbuilding
	86.1-1-34	5199	South St	Spencertown Post Office	1 1/2 story wood frame municipal building, asphalt shingle front gable roof, vinyl clapboard siding, projecting entry portico	ca. 1970	Contemporary Traditional		non-contributing building
	86.1-1-33	5203	South St	Spencertown Fire House	1 story concrete block building	1972	none		non-contributing building
	86.1-1-30	5204	South St		1 story wood frame single family dwelling, concrete block foundation, asphalt shingle cross-gable roof with center gable dormer and exterior brick chimney, wood shingle siding, double windows and shed roofed bump out with ribbon windows, partial entry side lights	1928	Craftsman	late 20th c. wood frame studio/barn	contributing building non-contributing building
	86.1-1-32		South St	Spencertown Cemetery	Approximately 1685 burials with markers ranging from slate stones with arched tops made in the late 18th century to marble slabs in the 19th century including larger family markers in obelisk and plinth forms. The material used for markers shifted to granite by the late 1800s with wide range of manufactured markers; designs.	1760			NRHP listed with St. Peter's Presbyterian Church/not counted
48.5	86.1-1-31	5219	South St	St. Peter's Presbyterian Church	2 story wood frame church, stone foundation, asphalt shingle front gable with three stage center tower with belfry, wood clapboard siding, 5-bay wide facade with 6/6 windows, palladian window, double door entry with simple entablature with pilasters, full pediment with flushboard siding, frieze, corner boards, William Babcock, builder	1771, 1824	Neoclassical		NRHP listed/not counted
	86.1-1-9	5227	South St	St. Peter's Presb. Church Manse	2 story wood frame single family dwelling, concrete foundation, asphalt shingle gable roof with interior brick chimney, wood clapboard siding, attached garage, center hall entry with side lights	1962	20th-century Colonial		non-contributing building

Spencertown Historic District

Town of Spencertown
Columbia County, New York

Chatham, NY
Quadrangle



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



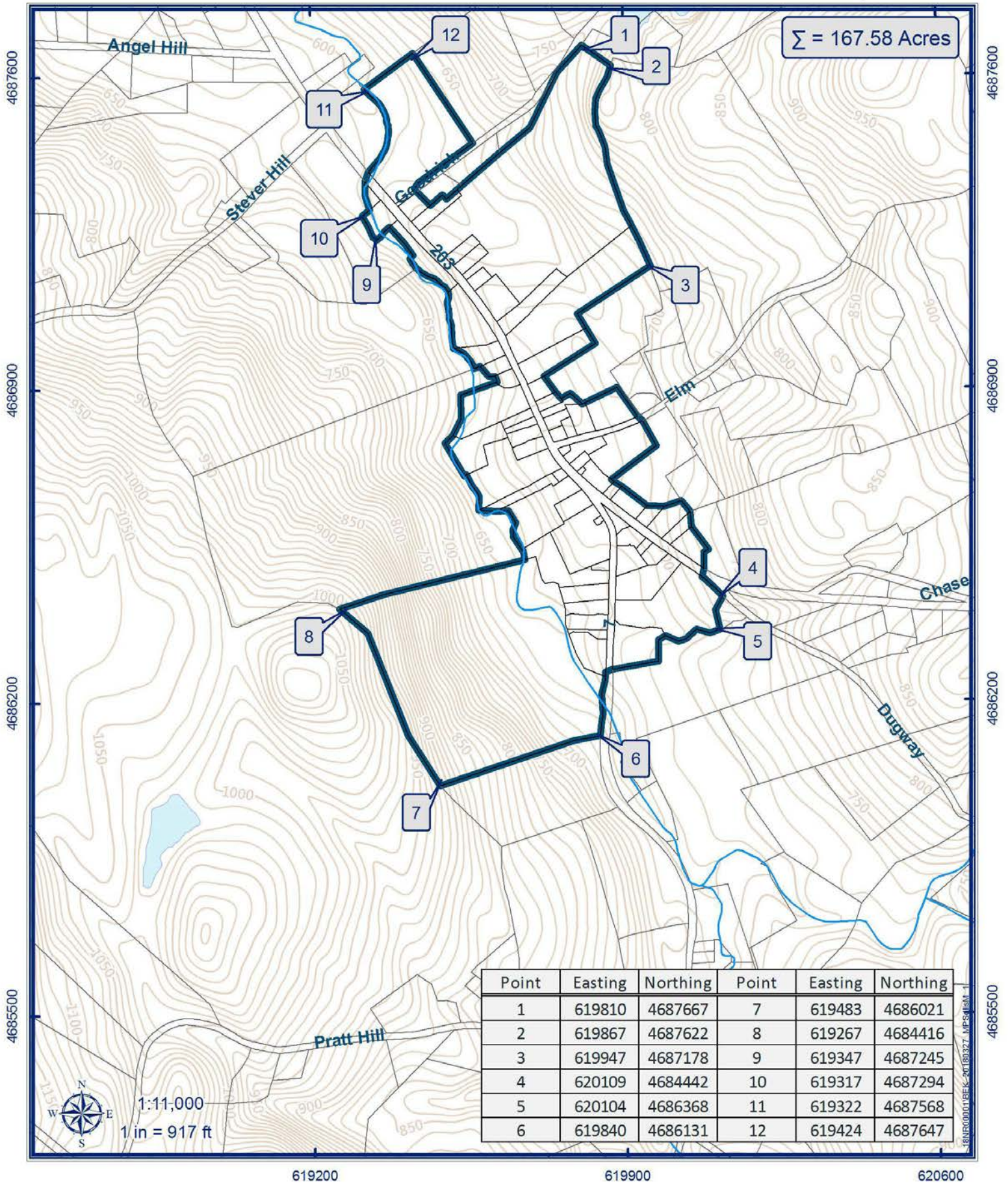
 Spencertown
Historic District



**Parks, Recreation
and Historic Preservation**

Spencertown Historic District

Town of Spencertown
Columbia County, New York



Point	Easting	Northing	Point	Easting	Northing
1	619810	4687667	7	619483	4686021
2	619867	4687622	8	619267	4684416
3	619947	4687178	9	619347	4687245
4	620109	4684442	10	619317	4687294
5	620104	4686368	11	619322	4687568
6	619840	4686131	12	619424	4687647

1:11,000
1 in = 917 ft

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

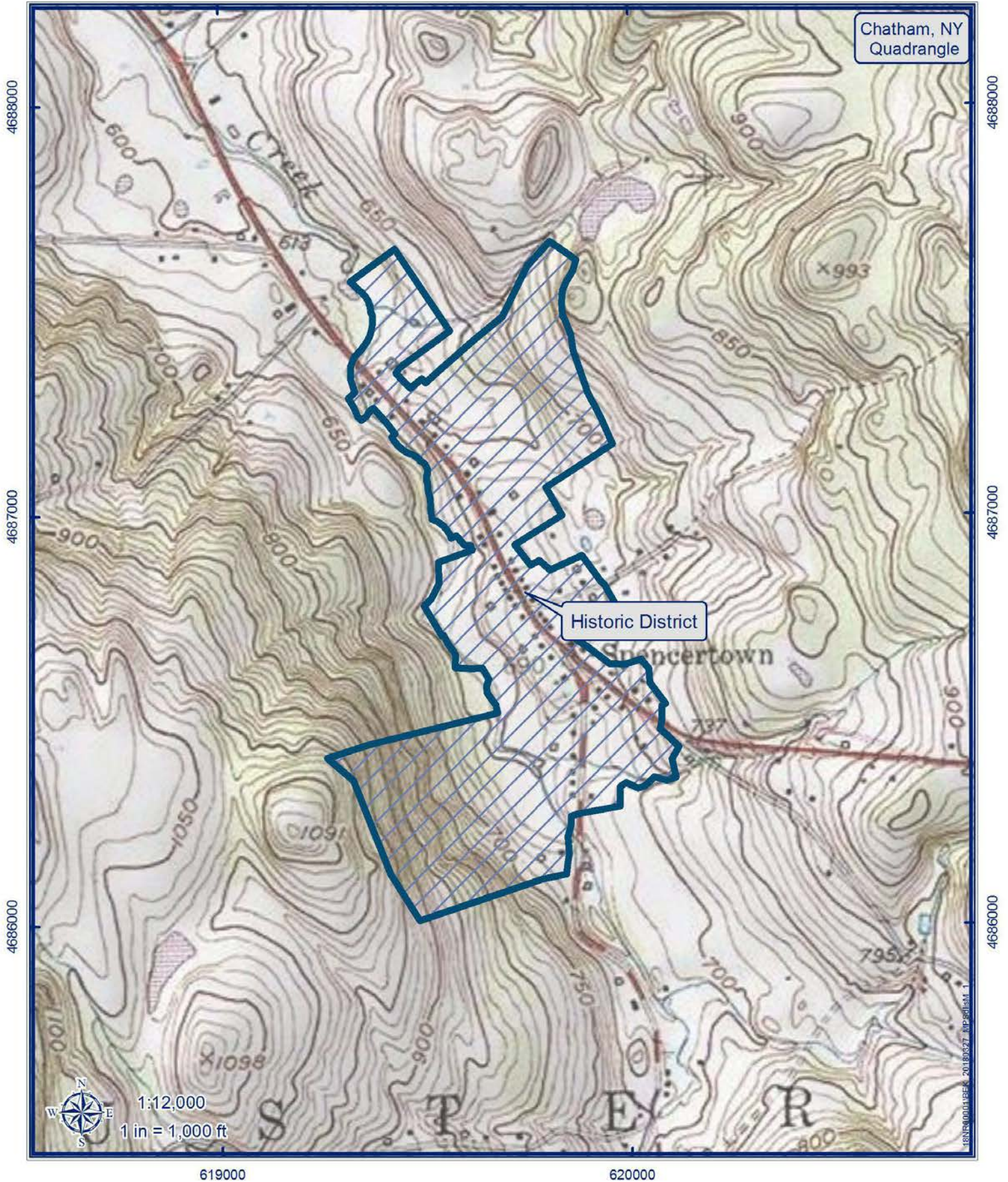


Parks, Recreation and Historic Preservation

Spencertown Historic District

Town of Spencertown
Columbia County, New York

Chatham, NY
Quadrangle



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



 Spencertown
Historic District

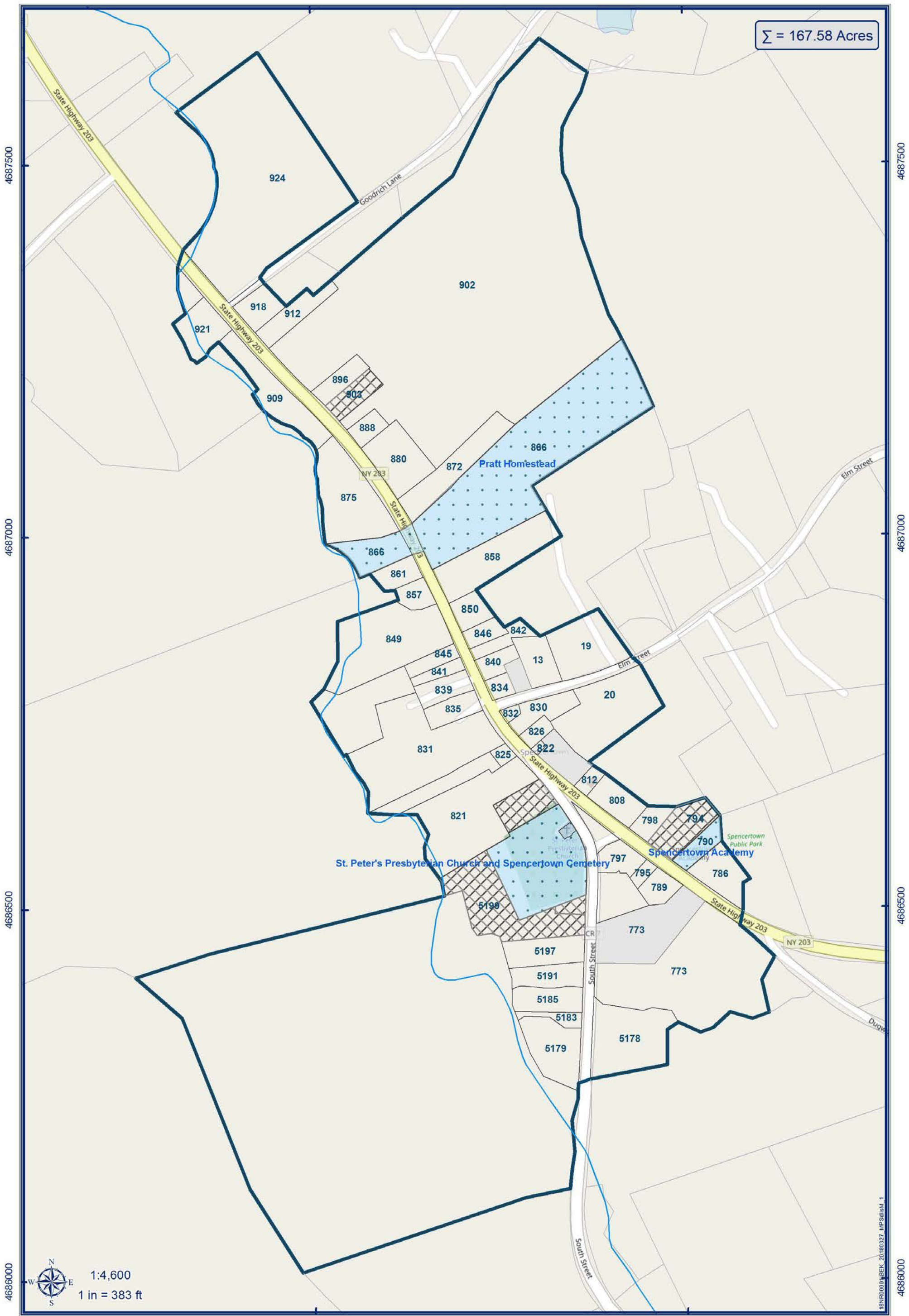


**Parks, Recreation
and Historic Preservation**

Spencertown Historic District



Town of Spencertown
Columbia County, New York

Σ = 167.58 Acres



4686000
N
1:4,600
1 in = 383 ft
E
S
W

Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter
0 125 250 500 Feet

-  Spencertown Historic District
-  Individual NR Listing
-  Contributing
-  Non-Contrib...
-  Vacant

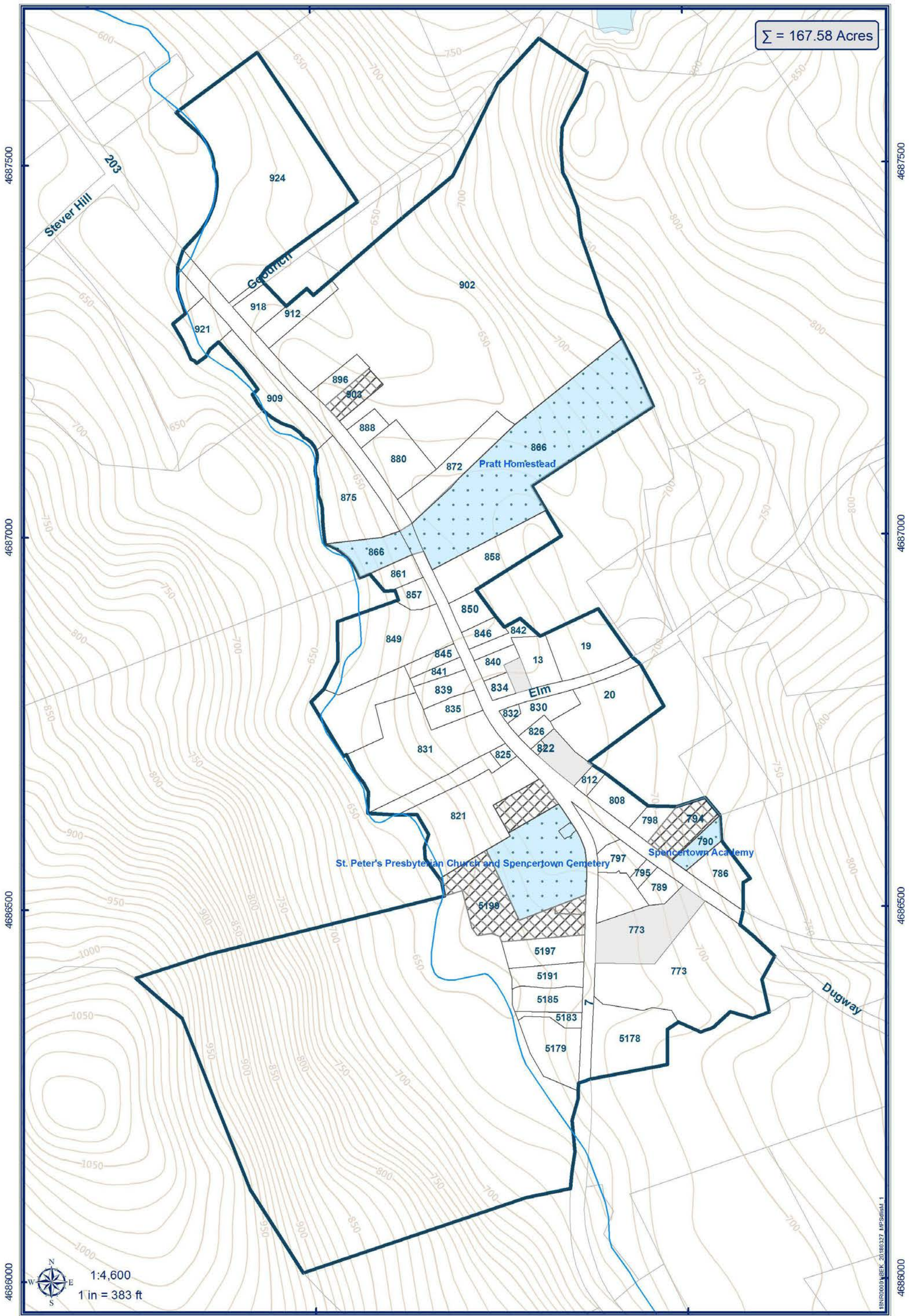


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Spencertown Historic District

Town of Spencertown
Columbia County, New York

Σ = 167.58 Acres



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

0 125 250 500 Feet

- Spencertown Historic District
- Individual NR Listing
- Contributing
- Non-Contrib...
- Vacant



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JWI

SPEED
LIMIT
35





































880











GOODRICH
MELAN
MAY 18 1848
MAY 18 1848

MONTELLINI
MAY 18 1848
MAY 18 1848

WESTON
MAY 18 1848
MAY 18 1848







TOWN HALL
TOWN OF AUGERVILLE, SPENCER MASS, MA

Handicapped
Parking







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

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

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 5/25/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

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

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



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



15 April 2018

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

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

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

In addition, I have also enclosed a request for a change to contributing status for 348 Ashland Avenue in the Elmwood Historic District (West), Erie County. Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office