

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
MULTIPLE PROPERTY DOCUMENTATION FORM

NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission

☐ Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources in the Village of Unadilla
Unadilla, Otsego Co., New York

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period of each.)

1. The Settlement and Development of the Village of Unadilla; c. 1790-1865.
2. The Social and Economic Development of the Village of Unadilla; 1865-1941.

C. Form Prepared by

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organization Village of Unadilla

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state NY

date February 1992

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(edited by Mark Peckham, H.P. Program Assistant, N.Y. Div. for Hist. Preservation
Agency I, Empire State Plaza, Albany, NY, 12238 518-474-0479)

D. Certification

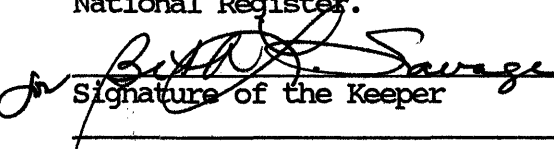
As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([] See continuation sheet for additional comments.)


Deputy Commissioner for Historic Preservation
Signature of certifying official

7/15/92
Date

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.


Signature of the Keeper

9/4/92
Date of Action

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

E. Statement of Historic Contexts

Discuss each historic context listed in section B.

The Settlement and Development of the Village of Unadilla: ca. 1790 - 1865

Prior to the American Revolution only scattered small settlements appeared within the upper Susquehanna River valley. Four small settlements occurred in the area of the present-day Village of Unadilla, including three known collectively as Unadilla located along both sides of the Susquehanna near its confluence with the Unadilla River, approximately 6 miles southwest of the present village location. While the possibility exists that the present site was occupied prior to the Revolution, no concrete proof has surfaced to date.

During the American Revolution the area was the scene of widespread and repeated raids, first by Tories and their Iroquois Nation allies, then by American patriot soldiers, until along the upper Susquehanna Valley there remained nothing but burned-out desolation. Permanent settlement in Otsego County began again in the years between 1780 and 1800. Otsego County was formed in 1791, being set off from Montgomery County. At its creation the county contained but two towns, Cherry Valley and Otsego. The Town of Unadilla was one of three towns first organized after formation of the county, being set off from the township of Otsego in April of 1792. The site of Unadilla Village encompasses nine lots of the Wallace (or Banyar) Patent.

While the earliest known deed transfer records date to 1791 with the formation of Otsego County, it is known that settlement of the village site began during the 1780s. But even before the arrival of the early settlers, the location of the future village had generally been determined by the establishment of a ferry across the Susquehanna River near the mouth of Ouleout Creek (just east of the present corporate limits of the village) by Nathaniel Wattles of Lebanon, Connecticut. His arrival, and that of his cousin, Sluman Wattles, in the mid-1780s, signaled the beginning of a tide of Connecticut migration which followed an old primitive road west from Catskill on the Hudson to the Susquehanna. Until the first bridge was constructed in 1804, Wattles Ferry provided the strategic transportation link for westward-bound settlers. Early arrivals, after scouting the area, determined that the village should lie on the northerly side of the river, where a fast-moving, multi-channel stream flowing into the Susquehanna provided sufficient power for the mills they were to establish. A stone monument with bronze plaque commemorating the general location of Wattles Ferry and its importance in the founding of the village is located near the river, just east of Corwin (Hayes) Park, at the east end of the village.

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Unadilla's early history is closely associated with the development of turnpikes in New York State's central and southern tier regions. The turnpike system, made up of a number of major overland routes, was the primary means of transporting goods and people through New York's interior during the early decades of the nineteenth century, prior to the development of canals and railroads. Between Catskill to the east and Ithaca to the west, the Mohawk Valley to the north and Binghamton to the south, Unadilla's strategic location at the intersection of two vital early turnpike systems contributed to its commercial prominence in the region during the first half of the nineteenth Century. The major road was the Catskill Turnpike which linked the Hudson and Susquehanna Valleys. The Susquehanna Turnpike, beginning in the Mohawk Valley, passed through Unadilla and continued to Binghamton, where it connected with the Delaware River Road to Philadelphia.

Building design and construction in the new village during its first 25 years strongly reflected the traditions of its transplanted New England settlers. Permanent residences appear to have been built, with only several exceptions, of frame construction, following standard center hall, side hall, or Cape Cod configurations. Some of these buildings were plainly detailed, including the ca. 1790 house of Dr. Gurdon Huntington (now demolished), while others including the 1804 Hayes and Noble Houses, the 1805 Abijah Beach House, and the 1815 Cone House (locally known as the White House) reflect the Federal style taste in their fine proportions and classically derived details. Clapboard siding, twelve-over-twelve windows, and attenuated cornices are particularly characteristic of these first generation buildings. Bridge-building technology also reflected New England practice. Ambitious covered bridges were constructed across the Susquehanna River in 1804 with a replacement constructed in 1817 following a flood, and in 1823. The 1817 and 1823 structures survived into the 1890s.

Lumbering quickly emerged as one of the community's earliest industries. Spafford's 1813 Gazetteer reported a total of 16 sawmills in the Town of Unadilla, five of which had accompanying grist mills. Within the village, mills were established near the mouth of the Binnekill and along Mill (then called Water) Street, sometime before 1800; and along Martin Brook as early as 1790. The earliest industrial (mill) center in the village, however, was concentrated along Mill Street and its cul-de-sac.

The most significant period of growth in the region occurred during the first half of the 19th century, paralleling improvements in overland transportation. Between 1800 and 1820 the population of Otsego County more than doubled, and between 1820 and 1860 it doubled again. Unadilla paralleled this growth, and rapidly developed into a rural commercial center distinguished by stores, churches and residences along its primary thoroughfare. From the

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

beginning the development of the village was linear in nature, paralleling the Susquehanna River for nearly 1 1/2 miles. There never developed the true central core or village square seen in numerous other rural village in New York and New England. Rather, there grew up an intense rivalry between the "uptown" and "downtown" commercial factions, which exerted a great influence on the development of the village throughout the nineteenth century. This rivalry saw the private development of at least one road leading directly to the "uptown" business center (Martin Brook Road), and the private financing of the second bridge spanning the Susquehanna and a short road leading to the "downtown" business core. The two business centers remain today, separated by several blocks of residences.

By the 1820s and 1830s, the architectural character of the burgeoning village began to reflect a degree of taste and sophistication characteristic of some of the more prominent and permanently established centers of trade and transportation in Central New York. The wealth and status of the merchant families were expressed in large and stylish homes lining both sides of Main Street. Frame construction remained the preferred manner of building, however, several significant buildings were constructed of locally-fired brick or native stone toward the end of the 1830s. The majority of the residences built during this period were designed in variations of the Federal style, differing slightly from earlier examples of the style in their larger scale and more elaborate detailing. Toward the end of the 1830s, the Greek Revival style became manifested in new construction, achieving its greatest popularity in the 1840s and 1850s.

Stylistic considerations aside, most of Unadilla's second generation of houses conformed to one of two standard house plans of the period; the two-story side hall house with a three-bay facade, and the two-story center hall house with a symmetrical five-bay center entrance facade. Prominent examples of the side hall house type of this period include the Federal style 1823 Roswell Wright house (N.R. listed 1988) with its Composite order portico, and the John Eells house, built of brick ca. 1835. Greek Revival style examples of this house form include the ca. 1837 Joel Bragg house and the ca. 1840 Frederick Sands house. Surviving center hall examples include the ca. 1825 Charles Noble house and the original portion of the ca. 1825 Arnold Sherman house. The Hotel Bishop, built of brick in 1832 as a residence and later expanded, was originally designed with a five-bay center entrance facade and parapet wall at the gable ends. Its Federal style facade is still discernable within the larger, late nineteenth century composition. Pictorial evidence of two elaborate Greek Revival style residences from this period demolished in the twentieth century, the ca. 1840 Ca. D. Fellows house, and the ca. 1850 Arnold B. Watson House, reinforce the impression that Unadilla remained affluent and keenly aware of trends in architectural style well into the mid-nineteenth century.

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Unadilla continued to function as a prosperous local market and business center through the 1850s and 1860s despite a decline in the relative commercial importance of the turnpikes. Local services ranging from milling to banking continued to fulfill a vital economic function in the immediate region, allowing the village a modest growth despite its indirect access to New York's canal network and early railroad lines. Architecturally, construction in the village began to reflect the influence of nationally popular picturesque and romantic styles, including variations on the Gothic Revival and Italianate styles. Significant examples of the former style, marked by steeply pitched roofs, scroll sawn bargeboards and applied details derived from Gothic sources include the ca. 1850 Vanderlip residence on Cottage Lane, the ca. 1850 Cramer House at the corner of Bridge and Fellows Streets, and the elaborate Gothic Revival remodeling of St. Matthew's Episcopal Church, completed between 1845 and 1854. The Italianate style, distinguished by its cubic massing and broad, bracketed cornices, is represented in the village by "Northwood", the residence of Col. S. S. North, banker and developer of the Unadilla Water Works, and the ca. 1850 residence of Rev. Lyman Sperry. The Italianate style remained popular in Unadilla and other New York villages through the 1870s. The octagon fad of the 1850s, inspired by the publications of Orson Squire Fowler, is represented in Unadilla by "Lily Vale", a small but largely intact octagon house built for Selek Fancher ca. 1855.

The Social and Economic Development of the Village of Unadilla During the Railroad Era: 1865 - 1941

The 1851 charter for the construction of the Albany and Susquehanna Railroad provided the means for a strategic link between the two major trunk lines through the State, the Erie Railroad at Binghamton, and the New York Central at Albany. With it came the potential for a highly profitable line carrying coal from Pennsylvania to the industrial centers of the upper Hudson valley and Champlain basin. By 1865 construction of the 142-mile line reached Unadilla; the railroad was complete by 1869 with the construction of the extensive tunnel at Beldon, 25 miles southwest of Unadilla. The original stone freight depot, constructed in 1866 survives; the original small stone passenger depot was replaced with the present larger frame structure in 1903.

Although the major industries of the area continued to revolve around farming and to some extent lumbering, the coming of the railroad provided the means for diversification within those industries. Notable in this diversification was the building of the H.Y. Canfield Condensery at the end of the Mill Street cul-de-sac. H.Y. Canfield was a local inventor who developed one of the first processes for condensing milk; a thriving business was operated

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

from this site for many ears. The three-story brick industrial building he constructed for the condensery in the 1880s is extant, presently a part of the York Modern complex, which has operated a road rake manufactory at this location since 1921. This enterprise has since taken over all of the old mill buildings at the Mill Street cul-de-sac.

Other industries to locate along the rail line included the J. W. Van Cott & Son Company, which began business as a feed store at the corner of Clifton & Sperry Streets in 1892. Retail lumber and associated materials were soon added; the associated Unadilla Silo Company was incorporated in 1909 and has produced distinctive silos used across the state and the country to the present time. Another industry long associated with Unadilla was cigar making. John Viney was a long-time cigar maker; later the firm of W. Mulford & Son operated for many years, from the late nineteenth century through the early decades of the twentieth, located in the Mulford & Siver Block on Main Street. Reported to have been one of Unadilla's largest employers, the featured product was the "Chauncey Olcott" brand, selling for 10 cents. The Tie Company was founded by Marzy Ward who about 1887 originated the idea for a quick releasing reusable device used with a rope for securing bundles. This company, located at several sites since 1887, has been located on Depot Street since 1937.

The Catskills and the surrounding area long have been a favorite vacationing area for city-dwellers, and the advent of the railroad brought the tourism industry to the Unadilla area. While the two largest resort hotels were located outside the village proper, two major hotels are located along Main Street, the Bishop Hotel (earlier known as Kingsley's), and the Unadilla House. Smaller hotels sprang up near the depot; and several private tourist homes were in operation during the early decades of the 20th century. The increase in tourism gave rise to several photography studios, of which the Jordan Photo Studio on Watson Street is the only surviving example.

The railroad and accompanying increase in manufacturing facilities fostered a period of growth in the village and an increased population and demand for housing in the latter decades of the nineteenth century. The vernacular or "folk" Victorian housing which sprang up along the streets north of the railroad line reflect vernacular manifestations of the late nineteenth century styles. Some are of gable front and wing plan; some exhibit elements of the Italianate, Queen Anne, Stick, or Gothic styles in their detailing.

A continued pattern of growth through the early decades of the twentieth century also took place along Main Street and the side streets south of Main. The building program in this portion of the village continued the established pattern of large gracious homes associated with the wealthier residents. These homes reflect the national architectural styles popular

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

during the Victorian era, particularly the Italianate, Queen Anne and Shingle styles. Early twentieth century styles are also represented, most notably the Colonial Revival, the American Foursquare, and Craftsman styles.

Major fires during this period devastated both the downtown and uptown business areas. The Great Fire of 1879 destroyed five downtown business blocks and several residences and barns, but resulted in the construction of brick commercial blocks with iron supported storefronts, richly detailed with arched window openings, richly-corbelled parapets, and cast iron cresting. Individually the buildings exhibit various combinations of the Italianate and Victorian Gothic styles, but together they contribute to a cohesive and highly distinctive ensemble of period commercial buildings of regional architectural significance.

Brick blocks also replaced two of the commercial buildings destroyed in the 1903 fire, which demolished nearly a block of commercial and residential structures.

As a consequence of the fire of 1879, the Unadilla Water Works was established in 1886 by Col. S. S. North to provide water for both domestic use and fire protection. Constructed in two phases, the system was comprised of reservoirs, dams, filtering and distribution lines, and had an eventual storage capacity of 5 million gallons. The stone dams of the Martin Brook Division were famous as specimens of engineering skill and fine workmanship, withstanding several major floods since their construction. The Water Works in general were acknowledged as the best state-of-the-art system of any village in the state.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number F Page

F. Associated Property Types

F1

I. Name of Property Type Historic District

II. Description

As a property type, historic districts are defined as concentrations of historic properties, characterized by their physical continuity and commonalities in historic development, architecture, setting, and feeling and association. Historic districts frequently possess streetscapes and individual properties which represent multiple areas and periods of significance. A large historic district was identified at the core of the village early in the survey of Unadilla's historic resources. This district encompasses approximately 118 residential, commercial and religious properties centered along Main Street and extending into several perpendicular streets. The district includes examples of historic resources from two historic contexts, and several historic property types. The district is architecturally diverse, and represents most styles and forms of construction practiced in the village during the historic period. The integrity of the district as a whole is good, with the exception of two commercial intersections which have experienced substantial non-historic development. The integrity of individual properties within the district is generally good to excellent, with only a few extensively altered buildings.

III. Significance

Historic districts are particularly significant to the understanding of a community's history and architecture, because they preserve a sense of the community's historic environment in their interrelationships of buildings, streetscapes and open spaces. Resources within large historic districts are often representative of major property types and typically include some property types which may be poorly represented elsewhere in the community. Often, a smaller community derives much of its historic identity from the presence of a historic district. In Unadilla, the historic district which has been identified satisfies Criterion C for its significance as an outstanding concentration of nineteenth and early twentieth century architecture. The district contains resources critical to the understanding of both historic contexts. Early residential architecture from the early nineteenth development of the village (Context 1, Settlement and Development of the Village of Unadilla c. 1790-1865) is especially well represented in the district and includes two of the earliest surviving houses in the village (ca. 1804) and many of the most architecturally significant houses built prior to the advent of the railroad. Later development in the village (Context 2, Social and Economic Development of the Village of Unadilla During the Railroad Era, 1865-1941) is expressed in the district by significant examples of late nineteenth and early twentieth century residential, commercial and religious architecture. Among the most striking legacies of this period are two rows of elaborately detailed brick commercial buildings from 1879.

IV. Registration Requirements

To be evaluated as a property type, a potential historic district must have significance

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETHistoric and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Section number F Page 2

in one or both historic contexts and must retain an acceptable level of overall integrity. Non-contributing properties must represent only a small percentage of the built environment within the boundaries. Contributing resources must predominate within the district and, as a group, must retain good architectural integrity.

F2

I. Name of Property Type Residences: National Architectural
Styles

II. Description

The majority of the intact properties representing historic national architectural styles in Unadilla is located within a large historic district and will be evaluated in the district category. Nevertheless, a number of important architectural properties are located in scattered locations throughout the village, and need to be evaluated and nominated on their individual merits. In general, residences in Unadilla representing national styles, tend to have been built of wood frame construction, although several examples exhibit brick or stone construction. Most residential styles prevalent in New York State between 1790 and 1941 (Federal, Greek Revival, Octagon, Gothic Revival, Italianate, Queen Anne, Craftsman/Bungalow, Colonial Revival) are represented in the village, with the conspicuous absence of the Second Empire style. The houses included in this category are associated with both historic contexts in the village, and tend to be associated with individuals of means, including landowners, merchants, industrialists and professionals. Properties evaluated in this category have fair to excellent integrity.

III. Significance

Residences designed in nationally popular architectural styles account for a large percentage of historic resources identified in the survey. They are significant as physical manifestations of the community's cultural and economic development in both historic contexts, and are widely appreciated for their design excellence and craftsmanship. These resources constitute a significant portion of the contributing resources in the historic district, and occur as individually significant properties outside the district. Generally, these resources satisfy Criterion C for their local architectural significance, although in some instances, Criterion A may also apply. Examples of this property type relating to Context 1 and located outside the historic district include the c. 1815 Federal style Cone brothers' houses, closely associated with the first generation of construction in the village (Context 1), and "Lily Vale", a c. 1858 Octagon house representative of the national Octagon fad launched by Orson Fowler. In Context 2, the property type is represented by the large Queen Anne style residence of Franklin Van Cott, a leading local industrialist, and "the Willows", a significant early twentieth century Colonial Revival residence with contributing period landscape features.

IV. Registration Requirements

Properties evaluated in this category outside the historic district must have been built between 1790 and 1941, and must be clearly identifiable as an example of a significant

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETHistoric and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Section number F Page 3

and widely practiced national architectural style. These properties must retain a substantial degree of architectural integrity at both the interior and exterior, and must be associated with one or both of Unadilla's historic contexts.

F3

I. Name of Property Type Residences: Vernacular Residences

II. Description

This property type describes a large number of modest frame houses, typically built during the late nineteenth and early twentieth centuries for village residents of average or limited means. Often built from pattern books or through the repetition of informal local and regional building patterns, these houses are utilitarian and economical in plan and ornamentation. In Unadilla, many of these houses feature a one-and-one-half or two-story gabled core with a one-story wing at the side. Cross gabled configurations are also typical. Originally, the majority of these buildings were sheathed in clapboard or novelty siding, but at some point in time, many were resheathed in wood shingles. A number of examples contain simplified architectural references to contemporaneous national architectural styles, and many can be roughly dated by their use of period trim and millwork. This type of property is distributed throughout the village with concentrations located on Clifton St., Sperry St., Adams St., Martin Brook St., Maple St. and Fellows St. The majority of these houses are found outside the historic district. Integrity ranges from poor to good. Of the 50 or more examples observed outside the district, fewer than a dozen retain sufficient integrity for further consideration in the nomination process.

III. Significance

Outside the historic district, the relatively intact examples of vernacular housing appear to be significant for their association with Context 2, the Social and Economic Development of the Village of Unadilla During the Railroad Era, 1865-1941. Although additional research will be needed to establish significance on a case-by-case basis, these houses appear to have been built individually or speculatively to house families involved in the railroad, manufacturing and service sectors of the village's expanding economy. These properties should be evaluated under Criteria A and C for local significance.

IV. Registration Requirements

Properties evaluated in this category outside the historic district must have a clearly documented link to one or both contexts. Due to their relatively small scale and modest detailing, register candidates can sustain few modern alterations without losing their significance as representatives of this property type. Therefore, eligible examples must retain a comparatively high degree of architectural integrity and historic setting in order to serve as effective illustrations of the historic lifestyles they represent.

F4

I. Name of Property Type Industrial Buildings

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Section number F Page 4

II. Description

Unadilla's historic industrial properties are defined as facilities historically used for manufacturing and processing purposes. They vary in subtype from the altered remains of an early nineteenth century gristmill and sawmill to a four-story brick plant built as a milk condensery, and later converted to other industrial purposes. Other examples include frame manufacturing plants adjacent to the railroad, and a photographic studio and processing laboratory. Commercial and residential buildings which were used incidentally for manufacturing, e.g. commercial blocks with upper stories used for cigar manufacture, and houses and barns used for piece work supplementing local plants, were not evaluated in this category. Architecturally, these properties tend to be utilitarian in design, with the exception of one building designed with an unusual bric-a-brac exterior. Plant buildings built before the advent of the railroad appear to have been built near the Susquehanna River, the Binnekill, or Martin Brook to take advantage of water for power and or the flushing of waste products. After the arrival of the railroad, most manufacturing facilities were sited in close proximity to the railroad right-of-way in order to facilitate the delivery of raw materials and the distribution of finished products. Architectural integrity ranges from fair to good, but the survival of historic processing equipment is believed to be fragmentary, if it exists at all. The survey revealed no intact industrial properties within the historic district.

III. Significance

Unadilla's historic industrial properties are significant physical reminders of the economic and technological forces which influenced the development of the village between 1790 and 1941. Prior to the advent of the railroad, industry was characterized by extractive activities including lumbering, milling and the tanning of leather. With the exception of a much altered mill building on the Binnekill, no extant buildings are associated with the earliest of the village's two historic contexts. The second historic context (1865-1941), however, was characterized by manufacturing and processing activities associated with and dependent upon the railroad. Several important industrial properties are extant from this period and are significant under Criterion A for their historical linkage with development in the village. Few of these properties are believed to retain original mechanical equipment, but all are recognizable as historic buildings at the exterior. All of these properties were evaluated in the category of local significance.

IV. Registration Requirements

Because of the small number of extant historic industrial properties in the village and the considerable importance of this property type in understanding Unadilla's economic development, integrity standards are defined in different terms than those used to evaluate architectural properties. Industrial buildings considered for registration must retain integrity of location and overall design and setting, but need not include original processing equipment to qualify under Criterion A. Those properties which do contain some or all of their historic processing equipment may satisfy Criteria C or D. All properties must demonstrate an association with one or both of the historic contexts defining Unadilla's history.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETHistoric and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Section number F Page 5

I. Name of Property Type Railroad Properties

II. Description

This property type is defined to include those buildings and structures built and/or operated by the Albany and Susquehanna Railroad and its successor company, the Delaware and Hudson Railroad. It also includes any buildings and structures directly related to the history of the railroad in Unadilla which may have been built by others to augment the services provided by the railroad. Several key railroad properties were identified in the survey including a passenger depot, a freight house, and a road underpass. Only the latter property is located in the historic district. All of the known resources in this category are located on or adjacent to the railroad right-of-way. Integrity ranges from fair to good. Of the key properties identified during the survey, the passenger depot is the only one which has experienced significant alterations. These alterations have been limited to the interior of the building.

III. Significance

The railroad was a crucial factor in the late nineteenth and early twentieth century development of Unadilla (Context 2). Service reached Unadilla in 1866 and ushered in a period of renewed economic development characterized by industrial and commercial expansion, population growth, and cultural linkages with the state's urban centers. Surviving railroad properties are significant under Criterion A for their direct association with the system which brought these significant changes to the village, and in some instances Criterion C for their rare and distinctive architectural design. Intact resources may also be considered significant in a regional context as contributing components of a historic railroad system.

IV. Registration Requirements

Properties evaluated in this category outside the historic district must demonstrate a direct association with the construction or operation of the Albany and Susquehanna Railroad or its successor, the Delaware and Hudson Railroad, and must retain overall integrity of design. Properties which are indirectly associated with the railroad and which cannot be readily classified into other property types must have a documented historical association, must be located in close proximity to the railroad, and must retain sufficient integrity to illustrate the association.

F6

I. Name of Property Type Religious Properties

II. Description

This category includes churches and cemeteries. Parsonages and rectories will be evaluated in the category of residential architecture unless they are located immediately adjacent to a church or have extraordinary significance in the area of religious history. In Unadilla, five church buildings and one cemetery were identified during the survey. Four of the churches were built of frame construction during the nineteenth century, and the fifth was created in 1922 within the stone walls of an early

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Section number F Page 6

residence. Architecturally, the churches illustrate variations on the meetinghouse plan, and are detailed with Greek Revival, Gothic Revival, and eclectic Victorian design elements. The single cemetery in the village is historically associated with one of the churches and was established during the first decade of the Nineteenth century. With the exception of one church building, all of the village's religious properties are located in the historic district. All of the extant church buildings have been altered to some degree. Typical alterations include stylistic alterations, particularly in interiors, and the covering up of historic exterior materials with modern siding materials.

III. Significance

Unadilla's religious properties are significant cultural and social institutions associated with the nineteenth and early twentieth century development of the village. Consequently, this property type relates to both Contexts 1 and 2. These properties symbolize the religious orientations of early residents and represent significant social and cultural networks which characterized the village during the historic period. Several of the church buildings are locally significant for their architectural design or interior decoration. The cemetery is locally significant for its funerary art and elaborate cast iron fencing.

IV. Registration Requirements

Properties evaluated in this category outside the historic district must be associated with one or both historic contexts and must satisfy Criteria Consideration A for Religious Properties. This consideration can be satisfied on the basis of broad historical significance and/or local architectural significance. In order to qualify in the latter category, the property must retain distinctive design qualities and good overall integrity of form, detailing, materials and setting. Intact religious properties located within the historic district are considered contributing properties in the context of the district.

F7

I. Name of Property Type Municipal Properties

II. Description

Municipal properties are broadly defined to include buildings and structures built to provide or accommodate public or quasi-public services for the village. Within this category, the survey identified nineteenth century water supply facilities, several firehouses, and a school complex. All known properties in this category are associated with the second of Unadilla's two historic contexts, and with the exception of the school complex, all intact examples are located outside the historic district. The water supply system facilities include two sites. One site straddles the boundary between the village and town of Unadilla, and the second site is located entirely within the town. These properties were included in both the survey and the nomination due to their overriding historical association with the development of the village.

III. Significance

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Section number F Page 7

Municipal properties may be locally significant under Criterion A for their association with the later nineteenth century growth of the village (Context 2) and early efforts by public spirited individuals and organizations to provide the community with basic fire protection, services and public amenities. Properties in this category may also satisfy Criterion C for their significance in local architecture or engineering.

IV. Registration Requirements

Properties evaluated in this category outside the historic district must be associated with one or both historic contexts, must have been built to provide public services to the village, and must retain integrity of design sufficient for an understanding of original use and function.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Section number G Page 1

G. Geographical Data

The incorporated village of Unadilla, Otsego County, New York

Portions of the Town of Unadilla, Otsego County, New York currently owned by the Village of Unadilla.

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

H. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

The multiple property listing of historic and architectural resources of the Village of Unadilla, New York, is based upon a Comprehensive Historic Resources Survey undertaken and completed in 1991. A volunteer organization known as the Village of Unadilla Historic Preservation Committee prepared the Survey, with technical guidance and regular field checks provided by Mark Peckham, a 36 CFR 61 qualified staff member of the New York State Historic Preservation Office. Prior to undertaking the Survey, the Committee published a 100+ page book entitled *Windows to the Past - A Pictorial History of Unadilla*, utilizing nearly 200 of the 300+ historic photographs of the village loaned to the committee for this purpose. The publication resulted in a substantial archive of photographs related to the history and architectural resources of the village, while at the same time increasing the public's awareness of local historic resources.

Initial efforts focused on the development of a historic overview and an existing conditions assessment which identified the presence of a substantial eligible historic district and a number of potentially eligible individual properties. The scope of the survey was limited to extant buildings, structures and objects within the corporate limits of the village, or subject to ownership by the Village of Unadilla. Selection criteria were established on the basis of the historic overview, the existing conditions assessment, and the National Register Criteria for Evaluation.

Documentation guidelines were provided to the Committee in order to ensure the efficient and comprehensive documentation of all potentially eligible resources in the village. Preliminary district boundaries were established by the staff of the State Historic Preservation Office on the basis of continuity and integrity. The district was subsequently documented with a HP-2 Historic District Inventory Form and an annotated building list. Potentially eligible individual properties outside of the district were documented on HP-1 Building-Structure Inventory Forms. All such properties were inspected at the exterior by the staff of the State Historic Preservation Office, and with owners' permission, many received interior inspections, useful in understanding the degree to which historic layouts and interior finishes survive. All inventoried properties were keyed to a village map accompanying the survey report and logged into the statewide historic resources inventory. The survey report was concluded with a preliminary staff evaluation of the inventoried resources and recommendations provided by the Unadilla Historic Preservation Committee.

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

Utilizing the historic overview and the summary of historic contexts and property types, the properties are grouped under two historic contexts which conform with the major themes that best define the village and its properties: (1) The Settlement and Development of the Village of Unadilla, ca. 1790 - 1865; and (2) The Social and Economic Development of the Village of Unadilla During the Railroad Era, 1865 - 1941.

Selection of properties for Unadilla's Historic Resources Inventory was based upon the presence or absence of significance, as defined by the National Register Criteria for Evaluation, and an evaluation of integrity. Integrity was a consideration in determining which properties would be inventoried, however, standards of integrity varied depending on the relative significance of historic resources, or their relative rarity in the village.

An eligible Historic District was identified at the core of the village during the survey process, and was documented using an HP-2 Historic District Inventory Form and an annotated property list. While the district contains two areas where non-contributing resources are concentrated, the staff of the State Historic Preservation Office determined that in view of its common development history and architectural character the district should still be documented as a single entity. The district includes most of Unadilla's Main Street and is defined by the predominance of large and stylish residences with generous lawns and mature shade trees, and a smaller number of architecturally significant commercial buildings.

Outside the historic district, potentially significant properties were documented utilizing HP-1 Building-Structure Inventory Forms, according to National Register Criteria for Evaluation and guidelines specific to each property type.

Historic and Architectural Resources
in the Village of Unadilla
Otsego County, New York

I. Major Bibliographical References

Comprehensive Historic Resources Survey, Village of Unadilla, Otsego County, New York, conducted in 1991 by the Village of Unadilla Historic Preservation Committee, coordinated by Patricia Sheret, Village Historian and Committee chairperson, and supervised by Mark Peckham, Historic Preservation Program Assistant, New York State Historic Preservation Office. Files located at the Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Albany, New York.

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Schull, Diantha Dow. *Landmarks of Otsego County*. Syracuse, N.Y.: Syracuse University Press, 1980. pp. 207-20, "Village of Unadilla."

Windows to the Past - A Pictorial History of Unadilla. Unadilla, N.Y.: Village of Unadilla Historic Preservation Committee, 1990.

Primary location of additional documentation:

☒ State historic preservation office
☐ Other state agency
☐ Federal agency

☒ Local government
☐ University
☐ Other

Specify repository: _____