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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 of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hartwick Historic District

other names/site number _____

2. Location

street & number NY 205, CR 11, Weeks Rd

not for publication

city or town Hartwick

vicinity

state New York

code NY

county Otsego

code 077

zip code 13348

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. See continuation sheet for additional comments.

Rudolph Purpant DBHPO
Signature of certifying official/Title

6/27/13
Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet for additional comments.

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register.
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Ericson H. Beall
Signature of the Keeper

8-20-13
Date of Action

Hartwick Historic District

Name of Property

Otsego County, New York

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
149	104	buildings
1	0	sites
0	3	structures
0	0	objects
150	107	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwellings

RELIGION/religious facilities

INDUSTRY/manufacturing

TRANSPORTATION/rail related

FUNERARY/cemetery

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwellings

RELIGION/religious facilities

FUNERARY/cemetery

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th century; Late Victorian; Late 19th and 20th century

Revivals

Materials

(Enter categories from instructions)

foundation stone

walls wood

roof asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Hartwick Historic District

Name of Property

Otsego County, New York

County and State

8 Statement of Significance

Applicable National Register Criteria

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

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

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

- settlement
- industry
- transportation
- architecture
- _____
- _____
- _____

Period of Significance

c1800-1963

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

na

Cultural Affiliation

na

Architect/Builder

various

Primary location of additional data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior
National Park Service

Hartwick Historic District
Hartwick, Otsego County, New York

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Summary

The Hartwick Historic District encompasses almost the entire unincorporated hamlet of Hartwick, which is located in the Otego Creek valley in Otsego County, New York. Historically, the section of the hamlet located on the west side of the creek was known as Brooklyn and earlier still as Woppin, but those names fell increasingly into disuse by the early 1900s. Secondary sources state that the settlement east of the creek was called Peth early on; an 1878 memoir is the earliest source supporting this claim yet located.¹ For clarity of reference, this nomination uses the term “Hartwick” to denote the hamlet. The hamlet is located within the larger legal entity of the surrounding town of Hartwick, which will be referred to as such.

Hartwick is defined by two highway intersections, which lie on either side of the Otego Creek. The creek also forms part of the district’s north boundary east of the watercourse. County Highway 11 (CR 11), still known locally as Main Street between its junction with Weeks Road at the west end and the former trolley right-of-way at the east end, forms a three-way intersection with Weeks Road west of the creek and a four-way intersection with NY 205 east of the creek. The hamlet retains a commercial district now located almost entirely between the creek and the junction with NY 205. Adjacent residential areas with generally small, close-set lots extend north to the creek (on NY 205), west over the creek (on CR 11 and Weeks Rd), east to former right-of-way for the trolley line, and south to the visual edge of the hamlet, which is delineated by open land.

Architecturally, Hartwick retains buildings dating to nearly all parts of its historic development from ca.1800 through the early 1960s. The majority are vernacular frame dwellings and associated outbuildings, but there are a few masonry and high-style examples as well. Commercial and religious buildings are concentrated on CR 11 between the creek and NY 205; additional commercial buildings occupy a few more lots beyond this area. A large community cemetery on an eight-acre lot is located on NY 205 adjacent to the Otego Creek. The overall degree of historic integrity is generally high, as there are few losses within the generally coherent hamlet streetscapes. Some property owners have undertaken renovations using non-historic materials, but the massing of individual buildings is largely unchanged from that of the historic period. As a whole, Hartwick’s current appearance remains notably similar to its historic one.

¹ Richard Fry, “Random Sketches of Fifty, Sixty, and More Years Ago,” *Freeman’s Journal*, nos. 3628 and 3629 (18 and 25 April 1878): 1.

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Natural setting

The town of Hartwick is located in Otsego County at the northeast corner of the Allegheny Plateau. Tributaries of the Mohawk and Susquehanna Rivers flow northerly and southerly, respectively, in valleys cutting through generally level shale layers, which overlie limestone layers. The Susquehanna itself flows through the eastern section of the town; the Otego Creek runs in a parallel valley a few miles west. Ridges parallel the watercourses, dividing the town into eastern and western sections oriented to the main transportation corridors following each watercourse.

The unincorporated hamlet of Hartwick spans the breadth of the floodplain (approx. 1340 feet above sea level) of the east branch of the Otego Creek in the northwest corner of the town. The creek flows generally north to south, draining the flanking ridges (ranging in height from 1,700 to 2,000 feet above sea level) of the valley via numerous small watercourses and descending to the Susquehanna River.

Historic-period Infrastructure

Hartwick has a largely linear plan centered on the east-west highway, CR 11, which crosses the Otego Creek and connects the eastern and western portions of the hamlet. At the west end of the hamlet, CR 11 meets Weeks Road and turns south to form a triangle intersection. South of the bend, Gulf and West Hill roads ascend either bank of a now seasonal stream, which descends the ridge enclosing the west side of the valley. Weeks Road runs northeast from the junction to Scotch Hill Road. East of the creek, County Highway 11 (CR 11; known as both Main Street and as East and West streets) forms a four-way intersection with State Highway 205 (NY 205; known locally until recently as North and South streets).

Within this larger street plan, Back Alley forms an elbow connecting CR 11 with NY 205 northwest of the crossing of those two highways. A little farther west, Earls Rd runs north a short distance from CR 11. Five dead end streets expand the street plan east of NY 205. Poplar Avenue, Park Street, and Buchanan Street each form a T-junction with NY 205 and extend eastward a short distance. Farther east, Wells Avenue (known as School Street from ca.1920-1960 and as Mill St from ca.1880-1920) runs north from CR 11 and parallels NY 205. A short access drive called Town Road runs southwest from CR 11 along the former trolley right-of-way a little east of Wells Avenue.

Two recently built concrete bridges carry CR 11 over the Otego Creek and the seasonal stream in the western section of the hamlet. A third bridge carries NY 205 over the Otego Creek at the north boundary. From

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this bridge, the ditch dug along the east bank of the creek all the way to the former mill on Main Street and the level site of the mill pond are easily discerned. The bridges all replace spans dating to the nineteenth century.

Built environment

The Hartwick Historic District numbers approximately 200 properties, nearly all with buildings antedating World War II. These include numerous domestic structures and associated outbuildings, a handful of commercial buildings, a hotel (now the post office), a brick bank, a two-story brick school building, and three frame churches. Infill structures post-dating 1955 include the firehouse, the Association for Retarded Citizens (ARC) building constructed as a grocery store, and a scattering of pre-fabricated houses.

Hartwick's earliest buildings are located mainly on CR 11 between Weeks Road and NY 205, although there is an early one-and-a-half-story farmhouse east of the latter intersection. All are side-gabled, frame examples, mainly two stories in height and retaining their symmetrical front facades with center entrances. The frame hotel incorporates a later, two-story open porch spanning the façade and supported by octagonal columns. More common than these Federal-era buildings are Hartwick's numerous vernacular interpretations of the Greek Revival style. These range from many small one-and-a-half-story and wing-and-upright dwellings to two high-style examples facing onto CR 11—a stone house at the northeast corner of NY 205 and an elaborate frame example with an Ionic portico on the south side farther west—to a smaller frame, story-and-a-half cottage, known as the Peters Mansion, at the end of Earl's Court. While these three dwellings date to the period of the style's popularity, people in Hartwick continued to use both the massing and stylistic details of this taste into the post-Civil War era for houses, commercial buildings, and churches.

All three churches—Christian, Baptist, and Methodist—retain the frontal-gable, meeting house form brought from New England in the 1780s with heavy Greek Revival style rooflines and massing. During the post-Civil War period, all were remodeled with towers supporting spires (two of these were later removed) centered over their front facades, and their interiors were retrofitted with stained-glass windows and eclectic details typical of the Victorian era. These replaced the earlier enclosed pews and clear glass windows. A two-story, frontal-gable commercial building with prominent partial returns faces south onto CR 11 near its intersection with NY 205.

Relatively plain one-and-a-half-story, side-gabled examples, some with rooflines trimmed in decorative millwork, predominate on the section of NY 205 known as North Street, running north from CR 11 to the bridge over the creek. A large, rather plain, two-story frontal-gable example associated with a frame shop building stands on the west side of North Street. A few more modest dwellings stand on the west side of South Street, the section of NY 205 south of CR 11 and on the south side of CR 11 east of the creek. More stylistically

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developed two-story examples and simpler side-gabled ones are located in the Brooklyn section on CR 11. A hip-roofed dwelling faces onto West Hill Road. A frontal-gable cottage with matching shed-roofed wings and a decorative open porch stands east of the Baptist church. A wing-and-upright example is located a little farther east on the south side of CR 11.

Several Greek Revival-era dwellings were significantly enlarged with two-story wings and ell during the last quarter of the nineteenth century. These additions usually have flat, or nearly flat roofs, with the deep eaves and bracketed friezes common in Italianate designs. Like earlier Greek Revival buildings, these retain regular fenestration. Other houses were substantially remodeled, their underlying symmetrical plans suggesting they may be older than their later applied details suggest. Relatively few Hartwick residents built new houses in this taste, which retained its popularity into the 1880s in the hamlet. A two-story example occupies the last lot on the west side of North Street; additional ones face onto South Street. A well-developed cottage stands at the northeast corner of Wells Avenue and CR 11. Additional, plainer examples occupy some lots on Wells Avenue interspersed with a few turn-of-the-century vernacular Queen Anne dwellings.

Vernacular dwellings with designs using hipped and gabled roofs articulated by gabled dormers with decoratively finished tympani were constructed in Hartwick through the first decade of the twentieth century. More high-style examples with varied fenestration, bay windows, and capacious open porches were built a little earlier. Intact examples survive on CR 11. An unusual and fairly late house constructed of rusticated concrete blocks occupies a large lot on the east side of South Street. The influence of the Queen Anne taste is also indicated in deep-eaved, steeply pitched roofs on otherwise entirely plain buildings.

Hartwick retains a notable group of American Four Square and bungalow dwellings built from the early 1900s through ca.1920. Many of these were built between older dwellings on South Street, the portion of NY 205 south of the four corners, and on Poplar Avenue and Park Street, which were platted by 1903. These are nearly all modest dwellings constructed using published builders plans designed for dimensional lumber and stock millwork, widely available by that period. A few have foundations and sometimes walls built of rusticated concrete blocks. Neoclassical details, mainly Tuscan columns, were popular in Hartwick in this period. A single, large, Craftsman style dwelling stands near the north end of Wells Avenue. This highly intact example retains a wood shingled upper story, a rusticated block raised basement, and numerous characteristic details.

During the 1920s, Hartwick also built a two-story brick school with details drawn from both neoclassical and Craftsman design. The local bank built a diminutive Georgian Revival brick building on the south side of Main Street. After this period, private automobile garages were the most commonly constructed building in

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Hartwick. Single-story, hip-roofed and gable-roofed examples dating to the historic period, beginning ca.1920, survive in fairly large numbers.

Of buildings related to the interurban trolley that passed through Hartwick from 1901 through 1941, only the former feed and grain mill remains. This adjoins the fragmentary right-of-way along which the railway passed. The recently built town hall on the opposite side of the right-of-way appears to take its massing from earlier railway buildings. The single-story frame mill buildings belonging to Phillips Lumber Company opened soon after the end of World War II adjoin the right-of-way at the end of Poplar Avenue. Buildings dating to the time after ca.1965 include a tractor dealership in North Street (now owned by the ARC) and fewer than a dozen house trailers and a handful of modular homes.

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Building List

This list is arranged alphabetically by street name. All properties are contributing unless otherwise noted. Dates in parentheses refer to three published mapping episodes in the hamlet of Hartwick.

Back Alley Rd

5 Back Alley Rd: Modular house with vinyl and aluminum exterior finishes. Built ca.2000. Non-contributing.

11 Back Alley Rd (1868: G. Hyde; 1903: no name): One-and-a-half-story, three-bay, hipped-roof frame house with shed-roofed leanto addition on north side. House has deep eaves on main block and late twentieth century open shed-roofed porch over center entrance. Asphalt siding replaces earlier finish; corrugated metal roof. Built ca.1860.

13 Back Alley Rd: Modular house with vinyl and aluminum exterior finishes. Built ca.2000. Non-contributing.

Buchanan Rd

3 Buchanan Rd: Single-story modular house. Built ca.2000. Non-contributing.

County Highway 11

(CR 11 (formerly West St, which continued north onto Weeks Rd))

2973 CR 11 (1903: G. Robinson): Two-story, square-plan frame house with Queen Anne hipped roof and projecting gabled dormer windows set over three-sided bay windows; open front porch with pediment marking asymmetrically placed main entrance and shingled knee wall spans front porch. Vinyl siding covers or replaces earlier finish, but retains flared lower edge along upper story floor line. Vinyl one-over-one sash in period fenestration. Built ca.1900.

Outbuilding: One-story, gable-roofed frame carriage barn with "Gothic" gable. Vinyl siding. Built ca.1900.

2977 CR 11 c1830-45 [house recently burned beyond repair]

Outbuilding: One-story, two-bay, side-gabled frame garage with T-111 siding. Built ca.1980. Non-contributing.

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2978 CR 11: One-and-a-half-story frontal gable frame bungalow with paired windows in front peak, gabled dormer windows in side roof faces, enclosed shed-roofed porch spanning front façade, and period window casings and fenestration. Some sash replaced with vinyl one-over-ones; most first floor ones are period ones with four vertical lights over a single light. House retains shingled upper half-story with slightly flared lower edge, wood clapboard siding, and rusticated concrete block foundation. Built ca.1915.

2983 CR 11: Single-story L-plan house composed of a house trailer and a pre-fabricated addition. Built ca.2000. Non-contributing.

Culvert over seasonal creek; steel railings. Post-1965. Non-contributing.

2986 CR 11 (1856 and 1868: J. Ashcroft; 1903: Mrs. Getman): Two-story, frontal gable frame house with hip-roofed open porch spanning front façade. House has vinyl siding covering or replacing historic materials and altered fenestration with six-over-six vinyl sash in reduced openings. Built 2006-10. Non-contributing.

Outbuilding: Gable-roofed frame workshop at back of property. Built early 1900s.

2989 CR 11 (1856 and 1868: sites of shops; 1903: E.M. Irons): Two-story, side-gabled frame house with slightly lower two-story wing projecting asymmetrically from front wall of house. Open Queen Anne shed-roofed porch with turned columns and small corner spandrels spans wing and most of front façade. House retains regular period fenestration with paired and single windows with one-over-one wood sash. Pressed mineral siding covers or replaces earlier historic finish. Built ca.1890.

Outbuilding: Two-bay, frontal-gable, frame garage. Built late 1900s. Non-contributing.

2992 CR 11 (1856 and 1868: A. Converse; 1903: C. Aspenwall?): Frame house composed of narrow, two-story, frontal-gable frame center block flanked by symmetrical single-story shed-roofed wings on eave walls. House has simple Greek Revival partial returns on all three blocks and regular period fenestration with one-over-one wood sash. Pressed mineral siding covers or replaces earlier historic finish. Center entrance has Queen Anne door with single large light in upper panel. Built ca.1840-50.

2994 CR 11: House trailer with vinyl siding, placed ca.2005. Non-contributing.

2997 CR 11: House trailer with vinyl siding. Built ca.2000. Non-contributing.

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2998 CR 11 (1856 and 1868: C. Joslin; 1903: J. Simmons): Frame house composed of a one-and-a-half-story frontal gable block with slightly lower side-gabled wing forming an L-plan. A single-story woodshed ell projects from back of lower block and rests on a slightly banked foundation. All blocks have Greek Revival partial returns. Open porch with turned columns and Queen Anne corner braces spans wing. Regular period fenestration with two-over-two wood sash in front two blocks; window casings on front façade have low pediments. Main entrance located in wing. Wood clapboard siding and metal roof (added mid-1900s). Built ca.1840-50.

Outbuilding: Single-story, frontal-gable frame carriage barn with four-light sash turned on end in peak; raking cornice; sliding doors. Built ca.1880.

3002 CR 11 (1856: P. Williams; 1868: J.R. Herring; 1903: E. Rockwell): Frame house composed of one-and-a-half-story, frontal-gable main block and single-story, side-gable wing creating L-plan. Both blocks retain partial returns and wood clapboard siding. Period fenestration remains in main block; altered in front façade of wing; all sash replaced with vinyl one-over-ones. Center entrance has small hipped roof supported by scrolled Italianate brackets attached to older pilasters. Built ca.1840.

3004 CR 11 (1856: P. Williams; 1868: J.R. Herring; 1903: Mrs. L. Wellman): Two-story frame house composed of a frontal-gable main block with Greek Revival partial returns and center entrance door (made ca.1900) with pilasters and capped by plain entablature, a flat-roofed wing (shed roof added late 1900s), and two one-and-a-half-story, flat-roofed adjacent back ells off wing. House retains period fenestration with six-over-six wood sash in upper story openings and wood one-over-one sash in first story. An Italianate porch enclosed in late 1900s spans the wing. Asphalt shingle siding covers or replaces earlier finishes. Built 1830-40

3006 CR 11: One-and-a-half-story, gable-roofed frame barn with horizontal board siding, sliding doors in gable wall, and raking cornice. Built ca.1860. (All other buildings have fallen in. Part of A.H. Field property in 1903.)

3007 CR 11 (1856: J. Conklin Hotel; 1868: Hotel A. Field; 1903: site of G.H. Freeland and hotel): Small, one-and-a-half-story frame building with a shed-roofed addition on south eave wall and taller, shed-roofed addition to west gable wall, offset and projecting above the roofline of the main block. An open porch is recessed under the northeast corner of the house. Vinyl siding and altered fenestration using a variety of non-historic sash. Building date uncertain due to numerous alterations. Non-contributing.

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Outbuilding: One-story, frontal-gable frame shed (appears to conversion of early twentieth-century garage to a guest house) with vinyl one-over-one sash and vinyl siding. Non-contributing.

3008 CR 11 (1856 and 1868: F.H. Bissell; 1903: A.H. Field): Gable-roofed, frame barn with paired doors in gable end; wood clapboard siding. Set back from highway on a road. Evidence of two more collapsed buildings. Built ca.1850-1890.

3011 CR 11 (1868: F.H. Bissell; 1903: T.A. Bissell): Two-story, three-bay, frontal-gable frame house with Greek Revival partial returns and corner pilasters. Regular period fenestration uses replacement one-over-one vinyl sash; door casing in asymmetrical position on front façade replaced with vinyl trim. Partially enclosed shed-roofed porch dating to mid-1900s spans one eave wall. Vinyl siding covers or replaces historic finishes.

3013 CR 11: House trailer with vertically corrugated siding, built ca.1970-80. Non-contributing.

3014 CR 11 (1856: E.A. Bissell; 1903: T.A. Bissell): Frame house composed of one-and-a-half-story frontal gable main block and single-story, side-gable wing in L-plan; both sections have Greek Revival partial returns. Wing has later added gable-roofed dormer window centered on front roof face and hip-roofed glazed porch with one-over-one wood sash. House retains regular period fenestration with six-over-six vinyl replacement sash throughout. Vinyl siding covers or replaces historic finish. Built ca.1830-45.

Outbuilding: Single-story, frontal-gable, one-bay garage with vertical beadboard siding and double-hung six-over-six wood sash. Built ca.1930.

3015 CR 11 (1856: A. Grover; 1868: J.S. Perkins; 1903: Mrs. Johnson): One-and-a-half-story, five-bay, side-gabled frame house with Greek Revival partial returns (frieze removed or hidden) and two-light friezeband windows under eaves. Frontal gable glazed porch (added 1930-50) spans center three bays of house. One-story, gable-roofed back ell. Regular period fenestration plan with one-over-one wood sash. Aluminum siding covers or replaces earlier finishes.

Outbuilding: Two-bay, frontal-gable frame garage with nine-light sash. Built ca.1960.

3017 CR 11: Frontal gable frame garage with board-and-batten siding and upward sliding door. Built ca.2005. Non-contributing.

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3019 CR 11 (1856: A. Grover; 1903: E. Williams): Two-story, L-plan, two-family frame house composed of two offset blocks, one flat-roofed and one gable-roofed with a false front, both spanned by front porch (added ca.1890) with turned posts and scrollsawn corner braces. Single brackets support eaves of both blocks and porch. Smaller block incorporates a half-story above the second story. House retains regular period fenestration, mainly using one-over-one vinyl replacement sash but also some two-over-two wood sash. Shed-roofed back ell of back of larger, lower block. Vinyl siding. Entrance doors in both blocks of front façade.

3024 CR 11: Single-story, side-gabled frame ranch house with attached garage; vinyl replacement sash in all openings; aluminum siding. Built ca.1965. Non-contributing.

County Highway 11 (CR 11 (formerly Main St))

3025 CR 11 (1868 and 1903: W. Richards): One-and-a-half-story, five-bay, side-gabled frame house with later added shed-roofed back ell and hip-roofed glazed porch on east wall. House has Greek Revival partial returns and freizeband windows below eaves of front façade. Open pedimented entrance porch has square posts. Regular period fenestration with six-over-six wood sash. Wood clapboard siding. Built ca.1845-60.

Outbuildings: Small, frontal-gable frame garage with six-over-six wood sash, asphalt shingle siding, and paired doors (replace older ones. Built ca.1920-30.

Larger frontal gable frame garage with similar finishes as garage, but opens onto Weeks Rd. Built ca.1930.

3028 CR 11: Two-story, flat-roofed, frame two-family house with asymmetrical entrances on first floor front. Period fenestration with single and paired windows, now with one-over-one wood sash. Open porch with plain squared posts spans front façade, and flat-roofed enclosed porch on back wall. Wood clapboard siding. East wall at rear has two recently placed garage bays with upward sliding doors. Built ca.1905.

3030 CR 11 (1856 and 1868: Dr. P.S. Smith; 1903: Mrs. Lena Smith et al.): Frame house composed of two-story, three-bay, frontal-gable main block and single-story, three-bay side-gabled wing in L plan; single-story gable-roofed back ell projects from wing. Greek Revival details include heavy full return on main block with deep frieze and partial returns on wing; asymmetrically placed main entrance in main block has full entablature with pilasters, sidelights, and transom light, and period five-panel door. Open porch (added early 1900s) with shingled knee walls and Tuscan columns spans front and side of wing. Regular period fenestration throughout with variety of wood sash including six-over-six in second story front, one-over-one in first floor front. Built ca.1835.

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Outbuilding: One-and-a-half-story, gable-roofed frame carriage barn with vertical board siding. Built ca.1880.

3031 CR 11 (1903: C. Sheldon): Two-story, three-bay, frontal-gable frame house with no cornice detail and fairly deep eaves. Asymmetrically placed main entrance has steeply pitched hood supported by plain braces. Regular period fenestration plan has one-over-one vinyl replacement sash and flanking shutters, except for large single-light picture window centered in first floor front. Vinyl siding replaces or covers earlier finish. Built ca.1885.

Outbuilding: Two-story, two-bay frame commercial building with flat roof sloped slightly towards back wall and lower addition to rear wall. Hip-roofed open porch with turned columns spans front façade. Regular period fenestration with one-over-one wood sash and paired doors with glazed upper panels centered in first floor front. Wood siding. Built ca.1890-1905.

3036 CR 11 (1856 and 1868: Miss Shephard; 1903: R.E. Geerney): One-and-a-half-story, frontal-gable frame house with offset single-story back ell and open, hip-roofed porch with square posts spanning front and west side to back ell. Retains regular period fenestration plan with six-over-six wood and one-over-one wood sash except for Queen Anne parlor sash in first floor front. This window matches the Queen Anne doors with glazed upper panels in the asymmetrically placed main entrance and entrance to back ell from porch. Vinyl siding replaces or covers earlier historic finish. Built ca.1850; remodeled late 1800s.

3037 CR 11: Modular house with recessed front porch in southeast corner; vinyl sash and siding. House may date to second quarter of 1900s, but is so completely remodeled with non-historic materials that its construction date is uncertain. Non-contributing.

3038 CR 11 (1856: Mrs. Shepherd?; 1868: Conklin; 1903: L. Alger): One-and-a-half-story, three-bay side-gabled frame house with later two-story, flat-roofed back ell attached to southeast corner by sloping roof. Older main block retains raking cornice and plain frieze; ell has Italianate bracketed frieze and deep eaves. Regular historic fenestration plan with two-over-two wood sash dating the addition; front windows have louvered wood sash; center entrance in main block. Wood clapboard siding with narrow corner posts. Built ca.1850; addition built ca.1880.

3041 CR 11 (1903: M.D. Sleiter): Two-story, three-bay, frontal-gable frame house with slightly offset, one-and-a-half-story, gable-roofed back ell. House has full-return on main block and open porch with turned

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columns and corner braces over asymmetrically placed entrance on front façade; door has single glazed upper panel with colored glass blocks around perimeter. Regular period fenestration plan with two-over-two wood sash throughout; casings have plain drip caps; those on front façade retain louvered wood shutters. Wood clapboard siding. Built ca.1890.

Outbuilding: One-and-a-half-story frame carriage barn with entrance in eave wall; novelty wood siding. Built ca.1890.

3042 CR 11 (1856: F.H. Bissell; 1868: R. Sherman; 1903: M. Seeley): One-and-a-half-story, five-bay side-gabled frame house with center entrance flanked by sidelights. Retains regular period fenestration plan with two-over-two and nine-over-six wood sash. Small back ell at southwest rear corner of building. Wood clapboard siding and narrow frieze boards. Built ca.1810-1830.

3045 CR 11: House trailer with later added gabled roof, vinyl siding, and open shed-roofed porch. Built ca.1990. Non-contributing.

3046 CR 11 (1903: L. Holbrook): Two-story, square-plan frame house with low hipped roof. Open pedimented porch (built ca.1970) over main center entrance. Regular period fenestration plan with vinyl one-over-over replacement sash. Pressed mineral shingles cover or replace earlier siding. Built ca.1870.

3050 CR 11 (built ca.1850, but apparently not mapped): Two-story, five-bay, flat-roofed frame house with lower height two-story back ell. Bracketed eaves at roofline. Open entrance porch with Tuscan column and bracketed eaves spans center entrance, which has sidelights. Regular period fenestration plan with six-over-six wood sash and louvered wood shutters. Wood clapboard siding. Built 1820s or 1830s; remodeled in Italianate taste ca.1880.

Outbuilding: One-and-a-half-story, frontal-gable, two-bay frame carriage shed with raking cornice and wood novelty siding; loading door in mow and keyhole window in peak of front façade. Built ca.1880.

Culvert with steel railings over the Otsego Creek (replaced post-1965). Non-contributing.

3057 CR 11: Single-story frame modular house on banked cinder block foundation. Vinyl siding and sash. Built ca.2000. Non-contributing.

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3060 CR 11 (1856: P. Forbes; 1868: T. Jenks; 1903: F. Morris): Two-story, L-plan frame house with same-height back ell. Front block has low-pitched, cross-gabled roof; back ell roofline is same height. Front façade has three evenly spaced bays and asymmetrically placed main entrance. A glazed porch (built ca.1920-40) with a later added shed roof set in corner of the L-plan. House retains regular period fenestration plan throughout with mainly two-over-two wood sash and some one-over-one vinyl replacements; louvered wood shutters on front façade. Wood clapboard siding. Built ca.1850 with considerable remodeling ca.1885.

Outbuildings: Single-story gable-roofed wood shed with beadboard doors. Built ca.1880-1900.

Single-story frontal-gable frame carriage barn with flushboard siding, paired wood six-over-six sash in gable end, and delicate vergeboard; banked lower level overlooking creek has a ribbon of six-over-six sash and entrance. Built ca.1880-1890.

3062 CR 11 (1856: N. Pierce; 1868: T. Norton; 1903: Mrs. E.R. Norton): One-and-a-half-story, five-bay, side-gabled frame house with shed-roofed single-story back ell and raking cornice. Retains regular period fenestration plan with center entrance and windows with two-over-two wood sash, except for the three friezeband windows under front eave. Open Italianate porch over main entrance has squared chamfered columns and simple brackets at corners. Aluminum siding covers or replaces historic finishes. Built 1830-50.

3065 CR 11 (1856: W.H.W. Waldby (probably not the same house); 1868: G. Beach; 1903: Mrs. T. Alger): Two-story, five-bay, square-plan, flat-roofed frame house with single-story back ell. House has deep eaves and bracketed cornice and open porch with squared, chamfered posts and corner brackets spanning front and west facades. House retains regular period fenestration plan with two-over-two wood sash. Doors have paired, round-arched lights in upper half. Wood clapboard siding and a course ashlar foundation. Built ca.1870.

Outbuilding: One-and-a-half-story side-gabled frame carriage barn with deep eaves, wood clapboard siding. Built ca.1870.

3066 CR 11 (1903: L.W. Murdock): Two-story, L-plan frame dwelling with open, hip-roofed porch with clapboarded knee walls and square posts spanning front and east facades to corner of L-plan. A glazed porch with twelve-light sash and a gable roof is set above the open porch in the corner. House retains regular period fenestration plan with two-over-two wood sash except for Queen Anne parlor sash in first floor front. Wood clapboard siding with shingled gable ends, slightly flare at bottom edge where they meet the return boards. Built ca.1900.

Outbuilding: Single-bay, frontal-gable frame garage with wood shingle siding; door replace with upward sliding one. Built ca.1930.

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3067 CR 11: One-and-a-half-story frame house with clipped gable roof and shed-roofed dormer windows on side roof faces. Small braces along frieze under eaves. Open shed-roofed porch with stacked bluestone floor spans front façade. Regular period fenestration plan with one-over-one wood sash; three-sided bay window on west wall. Wood clapboard siding and poured concrete foundation scored to resemble stone. Built ca.1925 by George and John Ainslie, who owned the saw mill on the creek.

Outbuilding: Two-bay, frontal-gable garage with concrete block walls. Built ca.1930-60.

3068 CR 11: One-story, frontal-gable frame house with shed-roofed back ell and attic story with pedimented dormer windows in side roof faces. Open porch with squared posts and simple balustrade of dimensional lumber and corner braces. House retains regular period fenestration plan with two-over-two wood sash on main floor and one-over-one wood sash in upper story; door has paired, round-arched lights in upper half. Wood clapboard siding. Built ca.1915.

3069 CR 11 (1856: M. Pixley; 1868: Mrs. Cronkite; 1903: W. Curry): Frame house composed of a two-story, hip-roofed main block and single-story, side-gable wing with lower woodshed ell attached to that. Main entrance with open hip-roofed porch in second of four bays spanning front of main block; second entrance centered on front façade of wing under open porch made by extending front roof face over and supporting with squared posts. House retains generally regular period fenestration plan with one-over-one wood sash throughout. Wood clapboard siding. Wing appears to predate main block, with former constructed 1830-50 and wing added ca.1870-80.

Outbuilding: One-and-a-half-story gable-roofed frame carriage barn with vertical flushboard siding and metal roof. Built ca.1860.

3070 CR 11 (1856: M. Halbert; 1868: O. Burlingame; 1903: J.C. Lyon): Frame house composed of a one-and-a-half-story, frontal-gable Greek Revival-era block with a larger, two-story, flat-roofed Italianate block added to east side forming an L-plan; back ell attached to latter block. Open, hip-roofed porch (added early 1900s) with pediment marking main entrance in Italianate block, shingled knee wall, and square post supports. Frontal gable block retains partial returns, and flat-roofed block has bracketed frieze and deep eaves. Retains regular fenestration plan with mainly six-over-one sash. Wood shingle siding probably added 1920s or 1930s. Built ca.1830-50 with Italianate addition, ca.1870.

Outbuildings: Two-bay, frontal-gable frame garage with wood shingle siding. Built ca.1930.

Large, two-story, frame carriage barn. Built ca.1870. (stands behind the garage)

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3071 CR 11 (1856 and 1868: Mrs. Forbes; 1903: R.W. Gardiner): Two-story, L-plan, frame house with very low-pitched, hipped roof with deep eaves and fairly narrow frieze; shed-roofed woodshed attached to back wall. Open, flat-roofed porch (built mid-1900s) set in corner of L-plan and protects main entrance. Retains regular period fenestration plan with one-over-one vinyl sash and some two-over-two wood sash; front window has a Queen Anne parlor sash with upper light perimeter composed of colored glass blocks. Pressed mineral shingles. Built ca.1870, or an extensively remodeled house from earlier period.

3072 CR 11 (1856: Dr. F.A. Almy or C. Bliss; 1868: M.L. Hurlburt; 1903: P.N. Gardner): Two-story, frontal-gable frame house with low-pitched roof and open porch (ca.1890) supported by turned columns and corner braces spanning front and east side. Retains regular period fenestration with two-over-two wood sash. Wood clapboard siding. Built ca.1850 with later changes.

Outbuilding: Two-story, frontal-gable frame carriage barn with wood clapboards. Built ca.1880.

3073 CR 11 (1856: Blacksmith shop; 1868: Mrs. Rexford; 1903: J.R. Purl): Two-story, Queen Anne frame house with hipped roof and prominent gabled dormers, each with a wood-shingled tympanum and decorative attic window. Open hip-roofed porch with rusticated concrete block piers supporting Tuscan columns spans front and east side; pediments matching those of the dormers mark the front and side entrances to the house. House retains irregular period fenestration plan with single and paired openings, mainly with one-over-one wood sash except for latticed wood ones in stair well and transom of Queen Anne parlor window in first floor front. Vinyl siding covers or replaces earlier finishes. Built ca.1900.

Outbuilding: Two-story, frontal-gable frame carriage barn with decorative shingle work matching the house. Built ca.1900.

3074 CR 11 (1856: Dr. F.A. Almy?; 1868: Mrs. E. O. Avery; 1903: R.W. Gardner): Two-story, five-bay, square-plan, flat-roofed frame house with deep eaves and bracketed and paneled frieze; single-story back ell. Regular period fenestration mostly preserved with two-over-two wood sash in most openings including three-sided bay window on east side and two-over-two round-arched window in center front of upper story; first floor front windows flanking center entrance replaced with vinyl single-light fixed sash flanked by one-over-ones. Entrance porch with arched brackets and squared, chamfered posts projects over front entrance. Wood clapboard siding with cornerboards. Built ca.1870-80. Possibly an older house remodeled in this period.

Outbuilding: Frontal-gable frame carriage shed with shed-roofed addition on eave wall. Wood clapboard siding. Built ca.1880.

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3075 CR 11 (1868: Mrs. Rexford; 1903: Mrs. A. Davis): Two-story, L-plan, cross-gabled frame house with open porch spanning front façade. Porch has stock columns supporting roof dating to early 1900s. Retains regular period fenestration plan with one-over-one vinyl replacement sash. Built ca.1860 and remodeled ca.1900.

Outbuilding: One-story gable-roofed frame carriage barn with wood novelty siding. Built ca.1900.

3079 CR 11 (1856 and 1868: S. Harrington (house replaced); 1903: E. Card): Two-story, irregular plan, frame Queen Anne house with decorative gable ends and open porch spanning front and sides of building. Porch has spindled railing and frieze with decorative corner braces; front gable end has paired windows with consoles and overhanging vergeboard; side gable ends more simply detailed. House retains regular period fenestration plan with one-over-one and two-over-two wood sash. Wood clapboard siding. Built ca.1890; replaces earlier house on site.

Outbuilding: One-and-a-half-story, side-gabled frame carriage barn with wood novelty siding. Built ca.1870-80.

3080 CR 11 (Methodist Church: 1856, 1868, and 1903: M.E. Church): Frontal gable frame church with full return and later-added (1878) central tower projecting from front façade. Main block retains square-headed windows with later stained glass sash along sides and windows flanking tower; wood clapboard siding. Tower has paired entrance doors capped by an Eastlake-inspired transom and molding; one louvered opening in second stage of tower; and peaked louvered openings in bell stage with small pediments raised in roofline above; wood novelty siding. Church rests on an English basement with half-story above grade. Built 1839.

Outbuilding: Four-bay frame wagon shed with later-added sliding doors on two bays. Built mid-1800s.

3082 CR 11 (1903: Parsonage): Two-story, three-bay, frontal gable frame house with asymmetrically placed main entrance and single-story, gable-roofed back ell. Open porch with hipped roof and bracketed frieze spans front façade; posts recently replaced with squared wood ones. House retains regular period fenestration plan with two-over-two wood sash. Wood novelty siding. Built ca.1880.

3083 CR 11 (1856, 1868, and 1903: Christian Church): Frontal gable frame church with central tower supporting an eight-sided tower and spire. Full return dates to earlier Greek Revival design. Center front has recessed round-arched entrance with paired period doors and arched stained glass transom light above. Rose window in upper half of tower; regular period fenestration with square-headed windows with later stained glass sash flank tower and set along eave walls of church. Vinyl siding covers or replaces earlier finishes. Building rests on raised (later) foundation of rusticated concrete blocks. Built 1853; tower and spire added 1879; interior alterations and sanctuary enlargement also done in 1879; new raised basement added 1916.

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3084 CR 11 (1856, 1868, 1903: Harrington): Two-and-a-half-story, five-bay, square-plan frame house with hipped roof and small belvedere; front façade spanned by open porch supported by fluted Ionic columns. House retains regular period fenestration with six-over-six wood sash throughout; windows on upper story front façade have louvered wood shutters; first floor front have panels below. Three-light windows in frieze of top half-story. Back of building has elaborate enclosed porch and other additions dating to late 1800s or early 1900s. Wood flushboard siding on all elevations; recently replaced standing seam metal roof. Built ca.1835.

Outbuilding: Frame carriage barn built to replace earlier one. Non-contributing.

3087 CR 11 (1856: C.L. Harrington; 1868: W. Burlingame; 1903: E. Steer): Two-story, five-bay, side-gabled frame house with slightly lower two-story wing set back from front line of house. Retains regular period fenestration with six-over-six wood sash throughout; openings on front façade have louvered wood shutters. Center entrance porch has clapboarded sidewalls and elliptical arch cut out of pediment mimicking fluted fan above door, which is flanked by narrow sidelights. Wood clapboard siding; recently added metal roof. Built ca.1820.

Outbuilding: 3085 CR 11: One-and-a-half-story frame carriage barn with wood novelty siding converted to an apartment. Built 1880-1900.

3088 CR 11 (Hartwick Fire Hall): Single-story, three-bay, frontal gable building with wood truss roof, shingled pent spanning the front façade, and brick piers at the front corners. Bays have upward sliding doors. Built 1969 on site of mid-nineteenth century dwelling remodeled as a hose cart storage building later in that century. Non-contributing.

3089 CR 11 (1903: H.G. Miller): Frame commercial building composed of two-story, frontal-gable section with low-pitched roof and shed-roofed section on east eave wall. Open, wagon-height porch with square posts spans both sections of façade, which has large display windows with central paired recessed door on taller section and a second set of doors on shed-roofed section. Upper story front has angled windows at the corners, each with two-over-two wood sash. Roofline retains plain friezeboard. Wood clapboard siding. Built ca.1870 with renovation and expansion in mid-1890s, when building reputed moved from across the street (two doors west of the Methodist church).

3090 CR 11 (1856: L. and R. Reynolds; 1868: Misses Reynolds; 1903: E.B. Church): One-and-a-half-story, side-gabled frame house with many early twentieth-century details applied including gabled dormers breaking the roofline and flanking the center entrance, tripled windows with six-over-one wood sash flank entrance on first story; and sunporch on east gable end. Pedimented open porch (now with iron supports) over center

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entrance partially hides earlier details including sidelights. Vinyl siding replaces or covers earlier finish. Built ca.1830.

Outbuilding: One-and-a-half-story frontal gable frame carriage shed with nine-light sash in peak. Built mid-1800s.

3092 CR 11 (Hartwick Bank): Single-story, three-bay, frontal gable brick Georgian Revival bank with open porch supported by Doric columns and projecting over front façade. Façade has full return and frieze with triglyphs and metopes; a small circular window is centered in the tympanum. Windows have round-arched panels with wreaths above eight light transoms surmounting one-over-one wood sash; center opening identical panel and transom surmounts the main entrance. Built ca.1920.

3094 CR 11 (1868: site of S. Bradley; 1903: site of A.D. Beach): Two-story, Queen Anne frame house with steeply pitched hipped roof with projecting gable dormers with shingled tympani on side and one over an open porch on second story; open porch supported by squared posts and corner braces spans front and part of each side. A flat-roofed ell adjoins back wall. House retains regular period fenestration plan with two-over-two wood sash in most openings; Queen Anne parlor sash in first floor front. Vinyl siding. Built ca.1900.

3095 CR 11 (U.S. Post Office: 1856: Eldred Hotel; 1868: Hotel, H. Harrington; 1903: Hotel): Two-story, six-bay side-gabled frame hotel with later-added two-story, flat-roofed back ell spanning back wall. Two-story, shed-roofed open porch supported by octagonal columns spans front façade. Retains regular period fenestration with a variety of later replacement sash. Vinyl siding covers or replaces historic finishes. Built ca.1810-1820.

Outbuilding: One-and-a-half-story frame carriage shed with wing, converted to a garage and office space (2 Earl's Court). Built ca.1900.

3097 CR 11 (1868: F. Wilcox; 1903: O.S. Burch): Two-story, frontal-gable frame commercial building constructed in two phases, a front and back portion. Retains Greek Revival partial returns on front façade; first floor front display windows and center entrance under renovation to replicate historic storefront. Regular period fenestration largely intact; variety of one-over-one and two-over-two wood sash. Built ca.1860.

3098 CR 11 (ARC (after 1979); on site of three pre-1850 buildings including the Lyman Herrington store): One-story, shed-roofed masonry commercial building with overhanging roof supported by projecting laminated trusses. T-111 panels and reduced window opens replace earlier plate glass windows in front façade. Built as Peter Pumpkin Store, ca.1960. Non-contributing.

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3099 CR 11 (Veteran's Club): Two-story, square-plan frame building with pyramidal roof and pedimented dormers centered on façade and side walls. Open shed-roofed porch with later replaced square posts spans front façade. Regular period fenestration plan with one-over-one wood sash upstairs and three Queen Anne parlor sash across first floor front. Built ca.1910.

3101 CR 11 (1903: Mrs. R.B. Brownell): Two-story, frontal-gable frame dwelling with single-story frontal-gable wing projecting from front wall almost to pavement edge. Decorative eaveboard on gable end facing CR 11. Vinyl siding replaces or covers historic finishes. Has regular fenestration on both stories with vinyl one-over-one sash on east wall and front façade; few openings on west side. Main entrance centered on projecting wing, which appears to have been built as a commercial addition. Built ca.1880.

3104 CR 11 (1868: Mrs. J.; 1903: L.R. Sargent): Two-story, frontal-gable frame commercial building with deep eaves and raking cornice. Center entrance flanked by single windows; building otherwise has somewhat irregular fenestration, all with vinyl one-over-one replacement sash. Vinyl siding covers or replaces earlier finishes except for window casings, frieze, and corner boards. Gabled enclosed cellar entrance faces onto South Street (NY 205). Built ca.1865-80.

3109 CR 11 (1856 and 1868: L. Proctor; 1903: Mrs. R.B. Brownell): Two-story, five-bay, hip-roofed, stone house with open, hip-roofed porch supported by fluted Ionic columns spanning front façade; single-story hip-roofed frame porch on back wall. House retains deep Greek Revival frieze with modillion blocks at roofline and two period brick chimneys. Regular period fenestration with six-over-six wood sash and cut stone sill and lintel blocks; center entrance Greek Revival pilasters, sidelights, and entablature. Standing seam metal roof with small skylight centered on ridge. House rests on slightly raised basement and sits well back from the street on a large lot. Built ca.1833 for Freeborn Thrall.

Outbuildings: One-and-a-half-story, gable-roofed barn with vertical board siding, probably battened later. Built ca.1835-40. (mentioned in deeds as Thrall's new barn, ca.1840)

Gable-roofed, three-bay, frame garage with wood clapboard siding. Built ca.1925-40.

3110 CR 11 (First Baptist Church: 1856, 1868, and 1903): Frontal-gable frame church with Greek Revival full return, frieze, and cornice trimmed with modillion blocks, and small bell tower centered above north end of building. The Wells Memorial stained glass window with round-arched top is centered on the front façade and flanked by entrances with pedimented caps and period wood panel doors. Side windows are equally spaced and have squared heads. Later fellowship hall is a gable-roofed wing set at southwest corner of the back wall of the

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building. Wood clapboard siding and low stone foundation. Built 1856 (replaced earlier edifice, which was moved and later razed).

3112 CR 11 (1903: First Baptist Church Parsonage): Two-story, frontal-gable frame house with slightly projecting gabled section on west eave wall and lower, two-story ell at rear. Open porch with corner braces supported by turned columns spans front façade. Retains regular period fenestration with one-over-one vinyl sash except for Queen Anne parlor window in first floor front; three-sided bay window on west wall; Queen Anne door in main entrance. Deep eaved roof, raking cornice, and wood clapboard siding. Built ca.1890.

Outbuilding: Two-story, frontal-gable frame carriage barn with six-light wood sash and period wood siding. Built ca.1890.

3115 CR 11 (1903: E.Sargent): Two-story frame house with irregular Queen Anne roof featuring highly decorative gable ends with lattice and diaper patterns on front and side elevations. Large, open, hip-roofed porch with turned columns and decorative braces spans front and east side of house running back to slightly projecting wing; a smaller open porch with similar trimwork and tall pyramidal roof with flared eaves is set above the southeast corner of one of first story. Retains regular period fenestration plan; all windows on front and sides have single-light lower sash and upper sash with perimeters of small, square colored glass lights around a single clear glass light. Wood clapboard siding. Built ca.1890.

Outbuilding: Two-story, frontal gable frame carriage barn with keyhole window in steeply pitched peak; period sliding doors and wood novelty siding. Built ca.1890.

3116 CR 11 (1856: I. McIntosh, Esq.; 1868: S. Willis; 1903: H.S. Bradley): Two-story, frontal gable frame house with a single-story, one-bay-wide, shed-roofed wing on each eave wall and set back from front façade. Open porch with splat supports and decorative millwork trim spans front and sides back to the paired wings; millwork trim also on eaves. Retains regular fenestration plan with two-over-two wood sash and asymmetrically placed main entrance with pilasters and paired doors (these appear a little later than house). Single doors in front wall of each wing. Built ca.1840-5. This house appears to be one of two framed east of the Baptist church when owner Rufus S. Peters died in 1841.

Outbuilding: House trailer with vertically ribbed siding. Built ca.1975. Non-contributing.

3117 CR 11 (1856: J.H. Barnes; 1868: Mrs. Maples; 1903: M.H. Fields): Frame house composed of a two-story, frontal-gable main block; one-and-a-half-story, gable-roofed back ell; and later two-story wing on east wall. Open Queen Anne porch (added ca.1890) with turned columns, decorative corner braces, and plain balustrade spans main block and wing. Frontal gable block retains heavy Greek Revival full returns and

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entablature as well as slightly recessed main entrance, asymmetrically placed, with pilasters and later Queen Anne door with glazed upper panel. Retains regular period fenestration plan with mainly one-over-one wood sash and some two-over-twos; windows on front façade have louvered, non-functional vinyl shutters upstairs and historic-period louvered wood ones on first floor front openings. Wood clapboard siding and metal roof. Built ca.1840; wing added ca.1860-80.

Outbuilding: One-and-a-half-story frame carriage barn with six-over-six sash. Built mid-1800s.

3120 CR 11 (1856: A. Avery; 1868: R. Dunbar; 1903: Mary M. Willis): Two-and-a-half-story, L-plan, flat-roofed frame house with deep eaves and bracketed frieze with half windows covered with closed louvered wood shutters. Front façade spanned by open Queen Anne porch with turned columns and simple corner braces. Retains regular fenestration with one-over-one vinyl sash in casings capped by low pediments. Wood clapboard siding. Built ca.1880. House may be a very extensive remodel and enlargement of an older building.

Outbuilding: One-and-a-half-story frame carriage barn with raking cornice and horizontally folding doors composed of three panels. Built ca.1880.

3121 CR 11 (1903: G.M. Augur): Two-story, L-plan frame house with cross-gabled roof, deep eaves, and decorative gable ends with peaked panels overhanging paired attic windows flanked by consoles. House retains much of its period fenestration with one-over-one vinyl sash, Queen Anne parlor window with latticed upper sash in first floor front, and three-sided bay window on west side. Open porches are changes dating to late 1900s, replacing earlier ones. Vinyl siding covers or replaces older finishes. Built ca.1890.

Outbuilding: One-and-a-half-story frame carriage barn with vertically laid flushboard siding. Built ca.1890.

3123 CR 11 (1903: A. Avery): Frame house composed of one-and-a-half-story frontal gable main block; slightly lower side-gabled wing; and one-story, gable-roofed back ell. Greek Revival partial returns on main block and wing; later open porch with decorative millwork and square posts added ca.1900. House retains regular period fenestration plan with six-over-six wood sash and wood louvered shutters on front windows. Mid-twentieth century brick chimney centered on west gable wall of wing. Wood clapboard siding. Built ca.1840.

Outbuilding: One-and-a-half-story frame carriage barn with paired doors, eight-light sash, and raking cornice. Built ca.1880.

3124 CR 11: Two-story frame house composed of frontal gable block and taller side-gabled block set behind in L-plan. Open porch supported by turned columns with corner decorative braces spanning front and side on inside of L. Regular period fenestration plan has all replacement vinyl one-over-one sash flanked by non-

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functioning vinyl shutters including the Queen Anne parlor window in first floor front. Vinyl siding covers or replaces earlier finishes. Built ca.1905.

Outbuilding: Two-story, frontal-gabled frame carriage shed with wood siding and raking cornice; loft door has X-batten. Built ca.1905.

3125 CR 11: Two-story, frontal-gable frame house with three-sided, pedimented bay window projecting from west side; decorative wood shingles in tympanum. Open porch with square posts (possibly later replacements) and pediment marking asymmetrically placed main entrance. Regular period fenestration plan with mainly one-over-one wood sash except for Queen Anne parlor window in first floor front. Wood clapboard siding. Built ca.1910.

Outbuilding: Single-story, frontal-gable frame garage. Built ca.1970. Non-contributing.

3126 CR 11(1903: Part of lot owned by Mrs. F. Luce): Two-story frame house with cruciform plan main block and single-story back ell. Open front porch with turned columns and corner braces spans front and part of west side. Two-story, three-sided bay window capped by gabled dormer meeting the eaveline forms east leg of plan. Regular fenestration plan with replacement vinyl one-over-one sash except for Queen Anne parlor window openings facing the porch. Vinyl siding covers or replaces earlier finishes. Built ca.1905.

Outbuilding: Two-story, frontal-gable frame carriage barn. Built ca.1905.

3127 CR 11 (1868: H.W. Bailey; 1903: Mrs. M.M. Bailey): Frame Italianate house composed of three blocks: two-and-a-half-story, square-plan, flat-roofed main block; two-story, frontal-gable block attached to west side forming an L-plan; and one-and-a-half-story kitchen ell. All three blocks have deep eaves and bracketed friezes. Large open porch (added early 1900s) spans front of two-story block abutting main block. Regular period fenestration plan with mostly six-over-six vinyl replacement sash and louvered wood shutters on most openings. Wood clapboard siding. Built ca.1860.

Outbuilding: Two-story, gable-roofed frame carriage shed with vertical board siding and paired doors with strap hinges. Built ca.1860.

3130 CR 11 (1856: Rev. S.B. Hayward; 1868: G. Robinson; 1903: Part of G.F. Robinson Est.): Two-story, five-bay, side-gabled frame house with one-and-a-half-story, gable-roofed back ell attached at southwest corner of main block. Open porch with turned columns and corner braces spans front and west side to back ell. Retains regular period fenestration plan and center entrance, but all sash are replaced with vinyl one-over-ones; in kitchen ell some configurations altered. Vinyl siding covers or replaces historic finishes. Built ca.1810-30.

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3133 CR 11 (1903: Mrs. G.W. Porter): Frame house composed of two-story, two-bay, frontal-gable main block; two-story, side-gabled wing; and single-story, gable-roofed back ell. Glazed entrance porch (added 1920-40) spans first story of front façade of wing. Frontal-gable main block has Greek Revival partial returns, but wing does not. Upper story retains regular period fenestration with six-over-six wood sash and louvered wood shutters on front; first floor front window replaced ca.1960 or later with fixed "picture" window flanked by one-over-one sash. Replacement wood fiber clapboards (added ca.1960) cover or replace earlier finishes; wood clapboards on porch. Built ca.1840-50 with later alterations.

3134 CR 11 (1868: G. Robinson; 1903: Part of G. F. Robinson Est.): Frame house composed of one-and-a-half-story, frontal-gable main block; lower one-and-a-half-story, side-gabled wing; and single-story, gable-roofed back ell. Greek Revival partial returns and frieze on main block and wing. Matching open porches with wood splat supports and open arcaded friezes span the center entrance in main block and entire front façade of wing. Regular period fenestration with two-over-two wood sash in first floor front and sides; six-over-six wood sash in upper half-story. Wood clapboard siding. Built ca.1840.

Outbuilding: Two-bay, frontal-gable frame garage with T-111 siding. Built ca.1980.

3135 CR 11 (1856 and 1868: D. Kenyon; 1903: Mrs. E. Foote): Two-story, L-plan frame house with raking cornice and deep frieze; open porch with turned columns and unusual lobed corner braces spans inside of the L-plan facing the highway. Regular fenestration plan with one-over-one wood sash in plain casings; main entrance centered on porch. Wood clapboard siding; new metal roof. Built ca.1880; may replace earlier house on the site or be a much remodeled one.

3136 CR 11 (1903: Part of G.F. Robinson Est.): Two-story, side-gabled frame house with center entrance capped by shallow open porch with square posts, scroll sawn corner braces, and pediment over door. Single windows with two-over-two wood sash flank door; additional windows stacked above and capped by narrow pediments breaking the roofline. House retains regular period fenestration on sides with similar sash. Peaks have shallow overhangs in the upper section. Aluminum siding covers or replaces earlier finish. Built mid-1800s.

Outbuilding: One-and-a-half-story frontal-gable frame carriage barn with period sliding doors and board-and-batten siding. Built ca.1880

Shed-roofed, two-bay, frame garage with T-111 siding. Built ca.1950.

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3140 CR 11 (1903: G.D. Chapman): Two-story, frontal-gable frame house with large, late twentieth-century gable-roofed frame addition offset from house axis and connected by a frame hyphen. Single-story enclosed entrance porch on west eave wall is accessed via open entrance porch. Regular period fenestration using two-over-two wood sash on older front section. Vinyl siding covers or replaces historic finishes. Used as town library. Built ca.1885.

3141 CR 11 (1903: L.D. Weeks): Frame house composed of two hip-roofed blocks with deep-eaved hipped roofs and bracketed cornices; a gable-roofed back ell is attached to back of lower hip-roofed block. Main entrance located in square-plan, two-story main block; entrance and front of lower, one-and-a-half-story hip-roofed block spanned by later-added (ca.1915) porch with Tuscan columns. Regular period fenestration plan uses two-over-two wood sash throughout except for a later Queen Anne parlor window in front façade of main block; all casings have segmentally arched heads with heavy cornice moldings. Three-sided bay window in wing has round-arched windows and matching wood louvered shutters. Built ca.1870.

Outbuilding: One-story, two-bay, frontal-gable frame garage with wood novelty siding and paired sliding X-battened doors. Built ca.1920.

3142 CR 11 (1903: Mrs. J. Forbes): Frame Italianate house composed of two-and-a-half-story, three-bay, flat-roofed main block with deep eaves and bracketed frieze; rear two-story block with matching roofline; and single-story, gable-roofed back ell. Open porch with squared, chamfered posts spans front façade; a second, narrower matching porch on west side of two-story block. Regular period fenestration plan uses segmentally arched windows with two-over-two wood sash flanked by louvered wood shutters. Wood clapboard siding; flushboard siding below porch roofs. Built ca.1870.

Outbuilding: Large, two-story, gable-roofed frame carriage barn with raking cornice and wood clapboard siding; cupola on ridge. Built ca.1870.

3146 CR 11 (Built as office for electric railway and moved to this location 1912 for use as the Employee Mutual Benevolent Association (E.M.B.A.) Hall; later gymnasium for Hartwick school; now community hall): Two-story-high, frontal-gable frame building with center entrance porch. Porch open at street level and enclosed above. A second entrance porch, partially enclosed and shed-roofed opens in east eave wall. Fenestration all high up under eaves and consists of paired vinyl one-over-one sash. Vinyl siding covers or replaces older finishes. Built ca.1901.

3149 CR 11 (1868: J. Olendorf; 1903: Nancy Aldrich): One-and-a-half-story, five-bay, side-gabled frame house with single-story back ell. Retains regular period fenestration plan, but all sash replaced with vinyl one-

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over-ones or single-light ones in the upper story front under the eaves; window openings reduced. Center entrance appears to retain historic sidelight configuration. Partial returns picked out in vinyl siding, which covers or replaces all historic finishes. Open, pedimented entrance porch built with dimensional lumber posts. Built ca.1800.

Outbuilding: One-story, frontal-gable pole barn garage with corrugate metal siding. Built ca.1990. Non-contributing.

3152 CR 11 (1903: Hartwick Coal and Feed Co.): Frame railside commercial building with gable-roofed, two-story section near highway and long, narrow, single-story section running alongside former right-of-way. Building retains extended roof supported by braces on west side and cupola ventilator on ridgeline. Standing seam metal roof and wood clapboard siding. Altered fenestration with vinyl replacement sash. Built ca.1901.

Earls Rd

3 Earls Rd (1903: Miller): Two-story, gable-roofed frame house with single-story, shed-roofed additions to west eave wall and northeast corner. Retains regular period fenestration with two-over-two wood sash throughout. Raking cornice and wood clapboard siding. Built ca.1880.

6 Earls Rd: Modular house with vinyl siding and details. Built ca.1990s. Non-contributing.

10 Earls Rd: Two-story, gable-roofed frame house, apparently built in two sections, possibly reusing a nineteenth-century outbuilding. Vinyl siding and a variety of sash made of non-historic materials. Date uncertain. Non-contributing.

15 Earls Rd (1856: not mapped, but documented to have existed; 1868: O. Fitch; 1903: S. Wing): Frame house composed of one-and-a-half-story, three-bay, square-plan block with nearly flat roof flanked by two single-story, single-bay flat-roofed wings (low-pitched shed roofs added later) set back from front line of main block, and a single-story back ell. An open porch with Doric columns and frieze with triglyphs and metopes spans main block; a small four-sided, flat-roofed cupola is centered on main block roof. House retains all, or virtually all, of its Greek Revival detailing including fully developed entablature on the asymmetrically placed main entrance, recessed entrances into wings, frieze, and plain window casings; all sash except for six-over-six wood one in cupola recently replaced with vinyl six-over-sixes. Wood clapboard siding and some louvered wood shutters. Built ca.1830 for Rufus S. Peters.

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Outbuilding: One-story, two-bay, frontal-gable frame garage with metal siding. Built ca.1980. Non-contributing.

Gulf Rd

106 Gulf Rd: Two-story frame house with board-and-batten siding. Built ca.1990. Non-contributing.

108 Gulf Rd: House trailer with vertically ribbed siding and later-added gable roof. Built ca.1970. Non-contributing.

112 Gulf Rd (1856: A. Sherman; 1868; M. Seeley; 1903: L. Westcott): Frame house composed of one-and-a-half-story, frontal-gable main block with a shed-roofed wing on east wall and a low two-story, flat-roofed wing on west wall. House retains remnants of its Greek Revival door casing and partial returns, but all other historic material and detail removed or covered in vinyl building components. Built ca.1830-40.

113 Gulf Rd (1903: L.W. Murdock): Frame house composed of two-story, frontal gable main block and slightly lower two-story, side-gabled wing; one-story, shed-roofed ell spans back wall, and enclosed glazed porch spans front of wing. Retains much of period fenestration but all sash replaced with vinyl one-over-ones and most openings flanked by vinyl shutters. Vinyl siding covers and replaces historic finishes including trim scheme. Built ca.1880.

Outbuildings: Gable-roofed frame dairy barn with banked mow entrance on west eave wall. Wood clapboard siding. Built ca.1880-1900.

Frame shed. Built 1980-2000. Non-contributing.

Frame privy. Built early 1900s.

NY 205 (formerly South St)

3542 NY 205 (Quickway): Single-story frame convenience store with brick kneewall and vinyl siding. Built ca.1985. Non-contributing.

3544 NY 205 (1903: Located on lot labeled R.E. Ward; may be the house moved back for the Quickway building): Two-story, gable-roofed frame house with vinyl siding; retains much of its regular period fenestration. Built ca.1880. Located on back of lot owned by Ward in 1903; this building might have been moved back from the street frontage before the convenience store was built.

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3545 NY 205 (1903: J. Mickle): One-and-a-half-story, side-gabled frame house with Greek Revival partial returns and frieze with narrow windows mainly hidden by glazed porch with elliptically arched, segmented windows in frieze spanning front façade and prominent gable dormer above. Single-story, side-gabled frame wing set back from front wall attached to south gable wall. House retains regular fenestration with variety of later one-over-one wood sash. Wood clapboard siding. Built ca.1840; much remodeled ca.1920.

Outbuilding: Barn group composed of three barns built at different times and later drawn together. These include a two-level barn (built ca.1840) with vertical board siding and sliding doors on eave wall; a lower, longer, gable-roofed barn (ca.1900) with horizontal board siding attached to the first barn's south gable wall, and still lower barn (added ca.1920-40) with later glazed brick window.

3547 NY 205 (1903: L.P. Shaul): Two-story, four-square frame house with pyramidal roof and hip-roofed dormer window centered in front roof face. Open, hip-roofed porch with square posts set on shingled knee wall spans front façade. House retains regular period fenestration plan with one-over-one vinyl sash in most locations except for the Queen Anne parlor window in first floor front; this still has its leaded glass upper sash. Vinyl siding replaces or covers historic finishes. Built 1913 for undertaker named Maxwell.

Outbuilding: Small, single-bay, pyramidal-roofed frame garage with wood clapboard siding. Built ca.1930.

3550 NY 205: Frame house composed of a narrow, two-story, frontal-gable block and single-story, one-bay, side-gabled block on south side forming an L-plan with single-story back ell. Peak of frontal gable section has Queen Anne decorative scheme of scalloped shingles and consoles supporting overhanging projection. Projecting peak matched on side-gabled block. Retains irregular period fenestration using varied window openings with one-over-one sash; Queen Anne parlor window in front façade and south wall; decorative sash with colored glass block perimeters in attic openings. Wood clapboard siding. Built ca.1910.

Outbuilding: Two-bay, frontal-gable, frame garage with paired, battened period doors. Built ca.1930.

3551 NY 205: Two-story, four-square frame house with pyramidal roof and hip-roofed dormer window projecting from peak in front roof face. Open, hip-roofed porch with Tuscan columns spans front façade. House retains regular period fenestration plan and three-sided bay window on south side, all with one-over-one wood sash except for the Queen Anne parlor windows in first floor front and south side. Vinyl siding replaces or covers historic finishes. Built ca.1910.

Outbuilding: Two-bay, frontal gable frame garage with T-111 siding. Built ca.1980. Non-contributing.

3552 NY 205 (1903: lot shown without buildings): Two-story, frame house with irregular Queen Anne hipped roof with gable dormers meeting the eaveline. Glazed porch with hipped roof spans front façade. House retains much of its regular period fenestration but all sash replaced with vinyl one-over-ones. Vinyl siding covers or

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replaces virtually all historic finishes including some of the foundation and one of the doorways centered in the front façade. Built ca.1910 as a two-family dwelling.

3555 NY 205 (1903: Mrs. J.W. Palmer): Two-story, frontal-gable frame house with slightly lower projecting wings on both eave walls creating a T-plan. House probably built as a symmetrical two-family dwelling with three-sided bay windows on first floor of each wing and open porch set in the corners of the T-plan, all embellished with small brackets on the frieze. Glazed porch (added ca.1920-40) with flat roof now centered on first floor front. Retains regular period fenestration with square heads trimmed with ogee moldings; one-over-one vinyl sash in most openings. Wood clapboard siding and raking cornice. Built ca.1890.

Outbuilding: Three-bay, shed-roofed frame garage. Built ca.1950. Deteriorated.

3559 NY 205: Two-story, four-square frame house with pyramidal roof and hip-roofed dormer window projecting from peak in front roof face; lower, hip-roofed back ell with three-sided bay window on south side. Hip-roofed porch, later glazed (older piers show where the railing or knee wall was once) spans front façade. House retains regular period fenestration plan all with one-over-one vinyl sash. Pressed mineral shingles replaces or covers historic finishes, but preserved flared bottom edge of upper story. Built ca.1905.

Outbuilding: One-and-a-half-story carriage barn with six-light sash in peak and later upward sliding door. Built ca.1905.

3560 NY 205: One-and-a-half-story, side-gabled bungalow house with rusticated concrete block first floor and frame upper story with large, prominent gabled dormer in front roof face. Roof projects over a large glazed front porch spanning the front façade. Retains much of regular period fenestration with variety of vinyl replacement sash in most openings. Vinyl siding on frame upper story and dormer window. Built ca.1910.

Outbuilding: One-story, gable-roofed frame shed with shed-roofed garage at back end. Built ca.1910.

3562 NY 205: Single-story frame house composed of a frontal gable block and side-gabled wing forming an L-plan; a prominent gable dormer with low-pitched roof projects above the roofline where the blocks join. An open shed-roofed porch with square posts resting on rusticated concrete block piers spans the wing. House retains most of its period fenestration plan with variety of single, paired, and tripled openings. Metal roof has exposed rafter ends. Wood clapboard siding and rusticated concrete block foundation. Built ca.1915.

Outbuilding: One-bay, pyramidal-roofed frame garage. Built ca.1915.

3563 NY 205 (1856: A. Potter?; 1868: W. Bresel?; 1903: Mrs. T. Beach): One-and-a-half-story, three-bay, five-bay, side-gabled frame house with single-story wing on north gable wall is set back from front line of main block. House retains much of its regular period fenestration with vinyl one-over-one sash. Later added

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dormer windows located in front roof face and small pedimented entrance porch over center entrance. Vinyl siding covers or replaces old finishes. Built ca.1820–40.

Outbuilding: Single-story, side-gabled frame garage with two bays in eave wall. Built ca.1850–80.

3566 NY 205 (F. Bresee and D. Gardner): Two-story, frontal-gable frame house with single-story back ell. Open porch with turned columns and decorative corner braces spans front and part of side to lower two-story wing projecting from south wall to form an L-plan. Retains regular period fenestration plan with one-over-one vinyl replacement sash except for Queen Anne parlor windows flanking center entrance with door with glazed upper panel. Vinyl siding covers or replaces earlier finishes. Built ca.1900.

Outbuilding: One-and-a-half-story frontal-gable frame carriage barn with shed-roofed addition on north eave wall; remodeled ca.1970–80 with board-and-batten siding. Built ca.1905.

3567 NY 205 (1856: Mrs. Bundy; 1868: E. Murphy; 1903: Mrs. B. Pierce): Two-story, L-plan, cross-gabled frame house with raking cornices. Entrances centered in front of both sections of the house, the one in the frontal gable portion protected by small entrance porch with turned columns; side-gabled section has shed-roofed open porch supported by square posts spanning entire façade. Retains regular period fenestration with replacement one-over-one vinyl sash. Built ca.1850.

Outbuildings: Frontal-gable, two-bay frame garage. Built ca.2010. Non-contributing.

Pyramidal-roofed frame guest house. Built ca.2010. Non-contributing.

3568 NY 205 (1903: Mrs. J. Sill): Two-story, L-plan, cross-gabled frame house with open, hip-roofed porch (supports recently replaced with dimensional lumber) spanning front façade. Single-story, shed-roofed enclosed porch is set in corner of L, and appears to provide a second entrance to the house. Retains much of its regular period fenestration with one-over-over replacement vinyl sash except for Queen Anne parlor window in first floor front. Vinyl siding covers or replaces earlier finishes. Built ca.1895.

3571 NY 205 (1903: may be A. Bardon): One-story, frontal-gable frame house with later-added small shed-roofed addition at southwest corner, possibly built as a schoolhouse. Greek Revival partial returns. Center entrance flanked by single windows with two additional windows on each side. All vinyl six-over-six sash. Wood clapboard siding. Built ca.1830–50; appears to have been moved to this site.

3574 NY 205: Two-story Queen Anne frame house with irregular roof and prominent gabled dormers and porch (partially enclosed supports replaced with iron ones in late twentieth century) spanning front façade. House

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retains most of its regular period fenestration with one-over-one wood sash; Queen Anne sash with colored glass insets in perimeter of sash in attic dormers and parlor windows in first floor front and adjacent clipped corner. Wood clapboards and decorative wood shingles. Built ca.1905.

Outbuilding: One-and-a-half-story frontal-gable frame carriage barn with shed-roofed addition on south eave wall; wood clapboards; period sliding door.

3578 NY 205 (1903: Mrs. J. Sill): Frame house composed of two-story, frontal-gable blocks slightly offset with a late twentieth-century side-gabled single-story wing projecting from south wall. Hip-roofed, glazed porch added ca.1920 spans front façade. House retains raking cornice and regular period fenestration plan with one-over-one wood sash; Queen Anne parlor windows in first floor front and north side retain period sash with stained glass uppers; retains front door with glazed oblong panel. Wood clapboard siding. Built ca.1900.

Outbuilding: One-and-a-half-story frontal-gable frame carriage barn with recently replaced upward sliding doors. Built ca.1900.

3579 NY 205 (1903: J.M. Bush): Two-story, L-plan, flat-roofed frame house with single-story shed-roofed back ell. Deep-eaved roof has bracketed frieze. Open, hip-roofed porch with later squared posts and rails spans front and part of south side. Regular period fenestration plan includes three-sided bay window on south wall, all with replacement vinyl one-over-one sash. Wood clapboard siding. Built ca.1875.

Outbuilding: Two-level frame shop building (thimble remains in side wall) with wood clapboard siding; deep-eaved gable roof. Built ca.1880.

Single-story, gable-roofed frame shed with board-and-batten siding. Built ca.1900.

3575 NY 205: House trailer with vertically ribbed siding. Built ca.1985. Non-contributing.

3580 NY 205: Two-story, frontal gable, modified four-square frame house with open porch supported by Tuscan columns on piers spans front facade. Period regular fenestration with mostly one-over-one vinyl replacement sash except for in Queen Anne parlor window in first floor front and a few wood one-over-ones. Wood shingles upper story with slightly flared bottom edge; wood clapboard first story. Built ca.1905.

Outbuilding: One-and-a-half-story frontal-gable frame carriage barn with small vergeboard in peak; siding; pressed metal shingles on roof. Built ca.1905.

3581 NY 205 (1903: J.M. Bush): Two-story, L-plan, flat-roofed frame house with lower, two-story, flat-roofed back ell and single-story, gable-roofed woodshed on rear wall; main block and ell roofs have deep eaves and bracketed frieze. Open porch supported by Tuscan columns (supports changed ca.1900-20) spans front and

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part of north side. Retains regular period fenestration plan with two-over-two wood sash in most openings; non-functional vinyl shutters added. Wood clapboard siding. Built ca.1880.

Outbuilding: Frontal-gable, two-story, two-bay, frame carriage barn with later additions; wood clapboard siding. Built ca.1880.

3584 NY 205: Side-gabled frame bungalow with front roof extended over a glazed porch spanning front façade and prominent, asymmetrically placed gabled dormer with partial returns in roof above. Main entrance marked by pediment, also asymmetrically placed. House retains period fenestration plan of various windows, mostly with vinyl replacement one-over-one sash; retains decorative sash in dormer and wood three-over-ones in front porch and porch in southeast corner. Vinyl siding covers or replaces earlier finishes. Pressed metal roof shingles. Built ca.1910.

Outbuilding: Frontal-gable, two-bay, frame garage with wood clapboard siding. Built mid-1900s.

3585 NY 205 (1903: Miss B. Antisdel): Two-story, T-plan, cross-gabled frame house with raking cornice and lower back ell. Open, shed-roofed porch (added early 1900s) with shingled knee wall set in southeast corner of T. Retains regular period fenestration plan, including decorative segmentally arched and pedimented casings on front façade; one-over-one vinyl replacement sash throughout. Wood fiberboard siding added ca.1960. Built ca.1885.

Outbuilding: Frontal-gable, single-bay, frame garage. Built ca.1990. Non-contributing.

3586 NY 205 (1903: site of Mrs. A. Luce): House trailer. Built ca.1970. Non-contributing.

3588 NY 205 (1903: W. Thomas): Two-story, frame house composed of two offset, frontal-gable blocks with open, hip-roofed porch with turned columns spanning front and south side running to junction of rear block. Retains regular period fenestration plan with two-over-two wood sash; Queen Anne parlor window in front façade. Wood clapboard siding. Built ca.1900.

Outbuilding: Two-bay, frame garage with clipped gable roof and wood novelty siding. Built ca.1925.

3590 NY 205: Side-gabled rusticated concrete block bungalow with open porch supported by squared, battered columns set on block piers and connected by shingled knee wall set under extended front roof face. Prominent gabled dormer with wood shingles walls and ribbon of six-light sash projects above. House retains regular period fenestration plan with period wood sash. Built ca.1910.

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Outbuilding: Frontal-gable, two-bay, frame garage with paired doors and wood novelty siding. Built mid-1900s.

3592 NY 205: Two-story, square-plan, hip-roofed, rusticated concrete block house with elaborate open porch supported by block piers with large circular lobe on northeast corner; quoin blocks of a different colored concrete. House retains period fenestration plan of paired and single square-headed openings using one-over-one vinyl sash in most openings; Queen Anne parlor window in first floor front. Built ca.1910.

Outbuilding: Three-bay, side-gabled frame garage. Built ca.1960. Non-contributing.

3593 NY 205: Two-story, frontal-gable, frame house with partial returns; open porch with later added square posts (ca.2000) and knee wall (ca.1920) spans front façade. Retains regular period fenestration with one-over-one vinyl sash and two-over-two wood ones in attic; Queen Anne parlor windows flank center entrance. Wood clapboard siding. Built ca.1905.

3596 NY 205 (1856: Mrs. Wentworth; 1868: Miss Wentworth; 1903: Dr. Luce): Frame house composed of two-story, two-bay, frontal-gable main block and lower, two-story, three-bay wing set back from front line of main block to form an L-plan. Open porch with square columns and vinyl siding on cornice spans front façade of main block and wing and may reuse a turn-of-the-century porch roof. House retains regular period fenestration with some openings altered with Queen Anne sash with colored glass insets around perimeter; vinyl one-over-one replacement sash throughout. All openings have pedimented caps with segmentally arched openings (added late 1870s or 1880s). Aluminum siding covers or replaces earlier finishes. Built ca.1830-50 with ca.1900 alterations.

Outbuilding: Three-bay frame garage. Built ca.1980. Non-contributing.

3601 NY 205 (1856: P.J. Luce; 1868: G. Hubbard; 1903: L.R. Sargent Est.): One-and-a-half-story, four-bay, side-gabled frame house with small, single-story offset wing with large paired doors made of vertically laid boards. Open porch with turned columns and punchwork corner braces spans front façade. Regular period fenestration with replacement one-over-one vinyl sash except for one six-over-six example in north gable wall. Vinyl siding covers or replaces earlier finishes. Built ca.1830-50.

3602 NY 205 (1868: site of Bapt. Parsonage; 1903: Mrs. P.B. Roys): One-and-a-half-story, side-gabled frame house with recently added shed-roofed wing on front façade and much earlier one-story wing on back eave

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wall. Open, shed-roofed porch in corner where shed-roofed wing and main block join. Vinyl siding covers or replaces earlier finishes. Built ca.1830-50.

Outbuilding: One-and-a-half-story, gable-roofed frame barn with vertical board siding. Built mid-1850s.

3603 NY 205 (1856: S.B. Cone; 1868: A. Whipple; L.R. Sargent Est.): One-story, side-gabled frame house with recently added frontal gable enclosed porch spanning most of front façade and earlier, shed-roofed garage attached to north end wall. Sash and siding replaced with non-historic materials. Built ca.1830-50.

NY 205 (formerly North St)

3619 NY 205 (1903: Telfer): Two-story, square-plan, flat-roofed frame house with deep eaves and bracketed frieze. Additions to main block include a large one-story, glazed porch built in two sections; a second smaller porch on the south wall; and a two-story, shed-roofed addition off back wall. House retains much of period fenestration with two-over-two wood sash in main block; variety of multi-light fixed sash in the porches. Wood clapboard siding. Built ca.1880.

Outbuilding: One-and-a-half-story, side-gabled frame carriage barn with "Gothic" gable over main entrance. Wood clapboard siding. Built ca.1890.

3623 NY 205 (1856: G.W. Sitsler; 1868: J.H. Barney; 1903: R. Potter): Two-story, three-bay frontal-gable frame house with single-story, frontal gable back ell adjoining a two-story, two-bay, frontal-gable rear block, possibly built as a shop; a full-height, shed-roofed addition spans north eave wall of main block. Open Italianate entrance porch with wood splat supports on center entrance. Regular period fenestration plan with six-over-six wood sash in all openings. Vinyl siding covers or replaces earlier finishes. Built ca.1845-55.

Outbuilding: One-and-a-half-story, frame shop with clapboard siding and wood six-over-six sash; standing seam metal roof. Built ca.1830-40. This building appears to be a reference in many deeds in the 1840s and 1850s.

3627 NY 205 (1856: E. Bissell; 1868: Mrs. Bissell; 1903: Mrs. Phillips): Frame house composed of two-story, frontal-gable main block and single-story wing; single-bay, shed-roofed garage (added ca.1920) attached to southwest corner of wing. Front roof face of wing extended over an open porch with square posts. House retains regular period fenestration with variety of replacement sash. Main entrance centered in wing. Vinyl siding covers or replaces earlier finishes. Built ca.1845-55.

3628 NY 205 (1856: E. Martlett; 1868: W.H. Schofield (assoc. with cooper's shop); 1903: J. Jenks): One-and-a-half-story, five-bay, side-gabled frame house with raking cornice and scrollsawn Gothic trim at eaves; open

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porch with squared, chamfered columns over center entrance with extended architraves and sidelights has matching scrollsawn trim, flat roof, and open arcade. Retains regular period fenestration plan with one-over-one vinyl sash in most first floor openings except for three-light windows in half-windows under front eaves and some two-over-two wood sash upstairs. Louvered wood shutters on front façade windows. Wood clapboard siding. Built ca.1840.

Outbuildings: One-and-a-half-story, frontal-gable frame carriage barn with steeply pitched roof, keyhole window in peak, and flushboard vertical siding. Built ca.1870.

Frontal-gable, single-bay frame garage. Built ca.1970. Non-contributing.

3631 NY 205 (1903: Mrs. Phillips): Two-story, square-plan, two-family frame house with gabled dormers centered on each face of pyramidal roof. Open porch, shed-roofed porch with kneewall spans entrances centered in front façade. Regular period fenestration with vinyl one-over-one sash; three-sided bay window on each side. Wood clapboard siding. Built ca.1900.

Outbuilding: Two-story, three-bay frame carriage barn with wood clapboard siding. Built mid-1800s.

3632 NY 205 (1868: T.J. Luce; 1903: G. Parr): Frame house composed of one-and-a-half-story, frontal gable main block and late twentieth-century one-story, side-gabled wing adjoining back wall of main block. Greek Revival partial returns; open flat-roofed porch (supports replaced) over asymmetrically placed entrance. Fenestration appears somewhat altered as it is not symmetrical; vinyl one-over-one sash and non-functional vinyl shutters; heavy Greek Revival pilasters flank main entrance; entablature removed. Vinyl siding covers or replaces earlier finishes. Built ca.1860.

Outbuilding: One-and-a-half-story frame carriage barn; historic finishes and details covered or lost. Date uncertain.

3633 NY 205 (1856: D.W. Woodworth; 1868: R. Walker; 1903: W.C. Parr): One-and-a-half-story, frontal-gable frame house with single-story woodshed wing creating L-plan. Main block has partial returns; wing has recessed entrance porch and a garage bay probably designed as an open woodshed bay. Retains period fenestration with six-over-six wood sash in most openings. Vinyl siding covers or replaces other historic finishes. Built ca. 1840-55.

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3634 NY 205 (1856: R. Gregory; 1868: Mrs. Gregory; 1903: E. Gregory): One-and-a-half-story, frontal-gable frame house with enclosed, single-story porch that appears to reuse flat roof from a ca.1870 porch. House retains some of its regular period fenestration, but all sash replaced with vinyl one-over-ones. Vinyl siding covers or replaces historic finishes. Built ca.1840 (deed suggests building might be older than the subdivision).

3636 NY 205 (1856: R. Richards; 1868: O. Ashcroft; 1903: C.E. Seger): Frame house composed of one-and-a-half-story, frontal-gable main block and single-story, three-bay wing, raised to same height as wing in 2001. Main block retains partial returns. Somewhat varied fenestration with Queen Anne parlor window in front of main block; otherwise generally symmetrical with entrance centered on wing and reached via an open porch under the extended eaves of the wing; six-over-six wood sash in wing; otherwise, sash being replaced with variety of vinyl ones in varying configurations with altered openings. Wood clapboard siding. Built 1840-50.

3637 NY 205 (1856: D. Woodworth?; 1868: J.A. Clark; 1903: W.C. Parr): One-and-a-half-story, side-gabled frame house with Greek Revival corner pilasters, center entrance with sidelights, window casings with extended architraves, and partial returns. Retains regular period fenestration plan with six-over-six wood sash; three half-windows with acanthus grilles in front façade frieze. Open porch with splat supports, segmental arch, and flat roof over center entrance. Wood clapboard siding. Built ca.1840-55.

Outbuilding: Pole barn used as auto repair shop. Built ca.2000. Non-contributing.

3640 NY 205 (1856: Mrs. Benjamin?; 1868: I. Davis; 1903: Mrs. E.A. Wells): One-and-a-half-story, five-bay, side-gabled frame house with partial returns and leanto spanning back wall. Regular period fenestration with vinyl one-over-one sash and center entrance. Wood clapboard siding. Built ca.1830-45.

Outbuilding: Two-bay, frontal gable concrete block garage. Built ca.1970. Non-contributing.

3641 NY 205: Single-story, frontal-gable frame commercial building (constructed as a tractor dealership) attached to the front wall of an older arch-trussed building. Front portion constructed ca.1960; back probably built 1945-50.

3644 NY 205 (1903: M. Bresee): Frame house composed of two two-story, frontal-gable blocks offset from each other. Main block has matching open porches with open arcaded millwork and acorn drops over center entrance and along part of the south side going back to join with rear block. Retains much or all of regular period fenestration with a variety of one-over-one wood and vinyl sash and non-functional vinyl shutters. Vinyl siding covers or replaces historic finishes. Built ca.1880.

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Outbuilding: Frontal gable pole barn garage. Built ca.1990. Non-contributing.

3646 NY 205 (1868: A. Daman; 1903: Mrs. Daman): Frame house composed of two-story, frontal gable main block and single-story, side-gabled wing set back from front wall of main block to create an L-plan; single-story, gabled back ell runs off wing. Main block retains Greek Revival partial returns. Glazed porch set under extended front roof face of wing. Regular period fenestration with one-over-one vinyl sash throughout. Vinyl siding covers or replaces earlier finishes. Built ca.1860.

Outbuilding: Single-story, frontal-gable, single-bay frame garage with paired doors and nine-over-six sash; wood shingle siding. Built ca.1920.

3649 NY 205 (1856 and 1868: B. Thompson; 1903: Mrs. T. Curry): Frame house composed of one-and-a-half-story, frontal-gable main block with single-story, side-gabled wing forming L-plan, and smaller side-gabled wing (possible woodshed) adjoining wing. Main block retains Greek Revival corner pilasters, partial returns and asymmetrically placed door with Doric pilasters, sidelights, and transom light. Retains regular fenestration, all sash replaced with wood one-over-one sash. Wood clapboard siding. Built ca.1840.

3650 NY 205 (1868: M. Wells; 1903: Mrs. E.A. Wells; presently Christian parsonage): One-and-a-half-story, five-bay, side-gabled frame house with back ell. Open, shed-roofed porch with Queen Anne frieze supported by squared posts. Frieze of raking cornice has paired brackets. Regular period fenestration with two half-windows in front façade frieze; otherwise two-over-two wood sash in first floor and six-over-sixes in upstairs gable walls. Wood clapboard siding. Built ca.1860.

Outbuilding: Frontal-gable, two-bay, frame garage with T-111 siding. Built ca.1980. Non-contributing.

3657 NY 205 (1856: E. Davis; 1868: N. Davis; 1903: F. Rainey): Frame house composed of two-story, flat-roofed L-plan main block and single-story, flat-roofed wing. All roofs have deep eaves and bracketed friezes. Open porch with squared, chamfered posts and Italianate frieze spans front and south side to corner of L. Regular period fenestration with two-over-two wood sash in nearly all openings; non-functional vinyl shutters. Vinyl siding covers or replaces earlier finishes. Built ca.1870-80; appears to replace earlier one on site.

Outbuilding: Two-bay, frontal-gable pole barn. Built ca.2010. Non-contributing.

3658 NY 205: Very small, single-story, side-gable frame house with porch spanning front; porch has brick kneewall. Built ca.1930.

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3660 NY 205 (1903: O. Palmer): Two-story, frontal-gable frame house with very low-pitched roof; regular fenestration plan with six-over-six sash in most openings; asymmetrically placed front door. Open porch with Queen Anne frieze and brackets probably added ca.1900 spans front facade. Wood shingle siding. Built ca.1890.

Outbuilding: Single-story, frontal gable frame guest house with T-111 siding. Built ca.1980. Non-contributing.

3664 NY 205 (1868 and 1903: mapped as 8.61-acre cemetery): Large rural cemetery with markers dating from the 1860s onwards. Includes some reinterments. The lot is level and mainly grassy. Older burials located in west half of cemetery, and this area has mature trees including cedars.

Park Av

6 Park Av: Two-story, frontal-gable frame house with two-story wing attached to west wall. Regular period fenestration plan with one-over-one vinyl sash. Wood clapboard siding with raking cornice. Built ca.1900.

Outbuilding: Single-story, frontal-gable frame garage with vertical wood siding. Built mid-1900s.

9 Park Av: Frame modified four-square house with paired windows in upper story front and pyramidal roof. Enclosed hip-roofed porch with T-111 siding appears to reuse original roof of a previously open porch. Regular period fenestration plan largely intact, but all sash replaced with vinyl one-over-ones. Vinyl siding covers or replaces historic finishes and details. Built ca.1915.

10 Park Av: House trailer with gable roof and vinyl siding. Built ca.1990. Non-contributing.

13 Park Av: Single-story, frontal-gable frame house with glazed, flat-roofed porch spanning much of front façade and post-1965 wing added to west wall to form an L-plan. Regular period fenestration largely intact, but all sash replaced with vinyl one-over-one sash. Vinyl siding covers or replaces historic finishes and details. Built ca.1920.

Outbuilding: Two-bay frontal-gable frame garage with metal siding. Built mid-1900s.

16 Park Ave: House trailer with gable roof and vertically corrugated vinyl siding. Built ca.1980. Non-contributing.

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17 Park Ave: House trailer (built 1980–90) with a gable–roofed, stick–built addition and open porch of dimensional lumber. Non–contributing.

Outbuilding: Two–bay frontal gable frame garage. Built ca.1980–90. Non–contributing.

Poplar Av

2 Poplar Av: Frame four–square house with low, pedimented dormer in front face of pyramidal roof and open, shed–roofed porch with dimensional lumber posts that probably replaces older one. Retains much of its historic fenestration, but all sash replaced with vinyl six–over–sixes; first floor front window now has a vinyl three–bay window. Vinyl siding covers or replaces historic finishes. Built ca.1910.

Outbuilding: Single–bay frontal gable frame garage with loft door; wood clapboard siding. Built ca.1920.

6 Poplar Av: (1903: house lot surveyed) One–story, L–plan, frame house with mansard roof and glazed, shed–roofed entrance porch. Retains much of period fenestration plan with a variety of vinyl casements and sash in first floor; one–over–one wood sash in mansard. Vinyl siding covers or replaces historic finishes. Moved to site, ca.1905.

Outbuilding: Shed–roofed shed with metal siding. Non–contributing.

8 Poplar Av (1903: house lot surveyed): Frame four–square house with small shed–roofed dormer projecting from peak of pyramidal roof; open, hip–roofed porch with octagonal posts chamfered to squared posts at railing height (these appear to be mid–nineteenth–century) spanning front façade. Retains period fenestration plan with one–over–one vinyl sash; Queen Anne parlor window retains period sash with decorative open transom; main entrance door with oblong glazed panel dates to construction period. Built ca.1910.

Outbuilding: Two–bay pyramidal–roofed frame garage. Built ca.1920.

10 Poplar Av: One–and–a–half–story, five–bay, side–gabled frame house with partial returns. Retains regular period fenestration with all replacement vinyl one–over–one sash and three–light casements in frieze in front façade. Vinyl siding covers or replaces historic finishes. Built ca.1810–30; moved to site in historic period.

12 Poplar Av (1903: house lot surveyed): Two–story, cruciform–plan frame house; east leg of cross has three–sided bay window spanning gable end. Retains regular period fenestration plan with replacement vinyl one–over–one sash throughout. Vinyl siding covers or replaces historic finishes. Built ca.1905. House is abandoned.

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16 Poplar Av (1903: house lot surveyed): Two-story, square-plan, flat-roofed frame house with deep eaves and bracketed frieze. Open porch with turned columns recessed under northeast corner of upper story. Mostly regular period fenestration plan, now with one-over-one vinyl sash; Queen Anne parlor window in front façade probably added when house moved to this site. Vinyl siding covers or replaces historic finishes. Built ca.1870; moved to site ca.1901. Part of Phillips Lumber Co., opened 1947.

Outbuilding: Gable-roofed, two-story frame barn with board-and-batten siding and sliding doors. Built ca.1990. Non-contributing.

Poplar Av: *Phillips Lumber Co. buildings: Frame, gable-roofed buildings with board-and-batten walls in two groups, each of several blocks of varying sizes and configurations, all one-story. Built beginning 1947, and added to through the 1990s.*

Weeks Rd

105 Weeks Rd: Modular house with entrance in gable wall. Built 2003. Non-contributing.

114 Weeks Rd (1856 and 1868: schoolhouse; 1903: G.A.R. Post): Single-story, gable-roofed frame building with later gabled dormer in south roof face and two-story, gable-roofed ell attached to back wall. Open porch with turned posts and corner brackets. Relatively regular fenestration with replacement vinyl one-over-one sash. Vinyl siding covers or replaces earlier finishes. Rests on a concrete block foundation with rusticated blocks that may date to the G.A.R. use period. Reputedly built early 1800s as a schoolhouse.

Outbuilding: Frontal-gable, two-bay frame garage with T-111 siding. Built ca.1980. Non-contributing.

115 Weeks Rd: Modular house on banked cinder block foundation. Built 2000. Non-contributing.

123 Weeks Rd (1903: J.H. Northrup): Two-story, flat-roofed frame house composed of L-plan main block and slightly lower back ell, both with deep eaves and bracketed frieze; shed-roofed, one-story kitchen ell has shed-roofed garage attached to it. Open porch with squared, chamfered posts spans front and part of south side to corner of L, replacing earlier porch (probably rebuilt ca.2010). Retains regular period fenestration plan with wood two-over-two sash throughout; center entrance with period door with paired arched panels in upper half. Wood novelty siding. Built ca.1870-80.

124 Weeks Rd (1856: B. Downing; 1868: Mrs. Finch; 1903: B. Branch): One-and-a-half-story, three-bay, side-gabled frame house with single-story wing set back from front façade of main block; Greek Revival partial

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returns. Center entrance in eave wall with half-window above; a second entrance centered in south gable wall. House retains regular period fenestration with vinyl six-over-six sash except for three-light half-window over center entrance. Retains wood doors with glazed upper panels dating to third quarter of 1800s. Vinyl siding covers or replaces historic finishes and details. Built ca.1820-40.

127 Weeks Rd (1903: O.C. Babbitt): One-and-a-half-story, T-plan frame house with steeply pitched cross-gabled roof, raking cornice, and decorative chamfered vergeboard in all three peaks. Open porch with squared, chamfered corner post and late Italianate frieze set in southeast corner of plan; shed-roofed enclosed addition with a window with paired arched lights matching the tripled one is placed in other corner. House retains historic fenestration with center first floor front window composed of three round-arched openings capped by a casing with clipped corners; other openings have two-over-two wood sash. Wood shingle siding. Built ca.1880.

Outbuilding: Frontal-gable, frame garage with wood clapboard siding.

134 Weeks Rd (1856: V. Merrill; 1868: E.A. Wells; 1903: H.E. Aplin): Two-story, three-bay, side-gabled frame with gabled dormer centered on front roof face, late Greek Revival partial returns, and center entrance. Open porch with bracketed frieze and scroll sawn corner braces (recently replaced dimensional lumber posts, railing, and skirting) spans most of front facade. Retains regular period fenestration with paired four-over-four wood sash in front openings, wood six-over-six in sides, and older nine-over-six in attic dormer in front roof face. Louvered wood shutters in upper story. Wood clapboard siding. Appears to have been built ca.1850; renovated ca.1880 with new porch and enlarged window openings with paired sash.

Wells Av (School St, ca.1921-1977; Mill St, 1870-1921)

3 Wells Av: Very small gable-roofed brick building (built as telephone exchange?) with larger frame addition with gable axis turned at right angle. Brick section has regular fenestration: openings have cast concrete sills and glazed brick windows. Larger frame section has vinyl siding, metal door, and small windows with vinyl sash. Built ca.1940; addition ca.2000.

7 Wells Av: Two-story, square-plan, two-family house with pyramidal roof and gabled dormers abutting eaves in each face. Open porch with turned columns and corner braces (railing recently replaced) spans front facade. Retains regular period fenestration plan with vinyl replacement one-over-one sash; Queen Anne parlor windows flanking paired center entrances in first floor front retain period sash with decorative upper sash. Wood clapboard siding. Built ca.1905.

Outbuilding: One-story, frontal-gable frame garage with T-111 siding. Built 1930-40.

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8 Wells Av (1903: Geo. Chapman): Two-story, three-bay, frame house with low-pitched, side-gabled roof and lower, shed-roofed, two-story back ell. Entrance porch with bracketed frieze matching that on main roof later (ca.1920) enclosed with four-over-four wood sash and center door. Retains regular period fenestration with mainly two-over-two wood sash; one-over-one wood replacements in first floor openings of main block. Pressed mineral shingle siding covers or replaces earlier finishes. Built ca.1880.

9 Wells Av: Two-story, square-plan, hip-roofed frame house with prominent gabled dormers abutting eaveline on front and side roof faces. Open porch with slender Tuscan column supports resting upon shingled knee wall spans front and south side. Retains regular period fenestration plan with one-over-one vinyl sash including Queen Anne parlor sash; sash with perimeters of colored glass blocs in attic windows. Wood clapboard siding. Built ca.1905.

Outbuilding: One-story, frame garage with T-111 siding. Built ca.1990. Non-contributing.

11 Wells Av (1903: E.S. Marvin): Two-story, five-bay, flat-roofed frame house with slightly lower flat-roofed back ell; single-bay, flat-roofed frame garage designed to match house abuts southwest corner. Main block has deep eaves and bracketed eaves; open porch on south side matches style as does small open porch over center entrance. Retains regular period fenestration with two-over-two vinyl sash in all openings. Wood clapboard siding. Built 1870-80.

12 Wells Av (1903: Miss L. Myers): Two-story, three-bay, flat-roofed frame house with slightly lower offset back ell and shed-roofed porch on back wall. Enclosed porch spans front façade. Retains regular period fenestration with replacement one-over-one vinyl sash. Vinyl siding covers or replaces historic finishes and details. Built ca.1880.

Outbuilding: Small, single-bay frame garage with wood clapboard siding and open, shed-roofed addition on side. Built ca.1930.

13 Wells Av (1903: Mrs. Glover): Two-story, frontal-gable frame house with low-pitched roof, deep eaves, and bracketed frieze. Open porches with squared, chamfered columns and bracketed frieze over center entrance and recessed under southwest corner at back of house. Retains regular period fenestration plan with two-over-two wood sash and casings with low-pitched pediments. Wood clapboard siding. Built ca.1880.

Outbuilding: One-story, frame garage with T-111 siding. Built ca.1990. Non-contributing.

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14 Wells Av (1903: Mrs. M.J. Hollister): Two-story, three-bay, flat-roofed, frame house, possibly built as a two-family dwelling, with deep eaves and bracketed frieze. Open porch (added ca.1915) with Tuscan columns spans front façade. Regular period fenestration plan, partially altered in the early 1900s with Queen Anne parlor windows in first floor and side walls; other openings have two-over-two wood sash. Wood clapboard siding. Built ca.1880.

15 Wells Av (1903: vacant lot labeled Bresee & Murdock, the saw mill across the street): Two-story, frontal-gable frame house with steeply pitched roof. Open porch with wood splat supports and corner braces spans front façade; entrance asymmetrically places. Regular period fenestration plan with one-over-one vinyl sash; retains Queen Anne door with glazed upper panel. Wood clapboard siding. Built ca.1910.

Outbuilding: Two-bay, frontal gable frame pole barn with metal siding. Built ca.1990. Non-contributing.

16 Wells Av (1903: Mrs. J. Naylor): Two-story, L-plan frame house with cross-gabled roof; recently added two-story addition to back wall. Open porch with shallow mansard roof set in corner of L. Regular period fenestration plan with two-over-two vinyl sash except for first floor front, which has paired sash with decorative transoms. Wood siding recently replaced with more decorative scheme than original. Built ca.1890.

Outbuilding: Two-bay, frontal-gable frame shed with board-and-batten siding. Built ca.1970. Non-contributing.

20 Wells Av (1903: part of site of lumber mill): One-and-a-half-story, side-gabled bungalow with prominent gabled dormer centered on front roof face and breaking eaveline; decorative wood shingles in tympani. Open, hip-roofed porch with square posts set on rusticated concrete block piers spans front façade. Period fenestration of varied openings including single, paired, and tripled windows with wood sash. Vinyl siding covers or replaces earlier finishes. Built ca.1915.

Outbuilding: Two-bay, frontal-gable pole barn with metal siding. Built ca.1990. Non-contributing.

21 Wells Av (1903: Mrs. Drew): Two-story, frontal gable frame house with full-height, gable-roofed wing projecting from south wall and single-story, shed-roofed addition on back wall; single-story frame addition on south wall probably added ca.1960; garage attached. Open, shed-roofed entrance porch with square posts set on piers on south side. Regular period fenestration plan with variety of sash configurations and vinyl shutters. Wood clapboard first story; wood shingled upper story. Built ca.1900.

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22 Wells Av (1903: part of site of lumber mill): Two-story, three-bay, hip-roofed frame house with hip-roofed back ell with open porch recessed under upper story. Open front entrance porch and open porch on south end, both with Tuscan columns, tripled at the corners. Highly intact decorative scheme includes deep-eaved roof with simple bracketed frieze, wood shingle siding with flared lower edge on upper story, wood clapboard siding on first floor; raised basement of rusticated concrete blocks, and regular fenestration plan using varied window configurations using one-over-one wood sash. Built ca.1915.

Outbuilding: Two-bay, pyramidal-roofed frame garage novelty wood siding. Built ca.1920.

23 Wells Av (1903: Mrs. J. Weeks): Two-story, cross-gable-roofed frame house with open shed-roofed porch on front façade. Regular period fenestration plan with two-over-two wood sash. Wood clapboard siding and raking cornice. Built ca.1885.

Outbuilding: One-and-a-half-story, frontal-gable frame carriage barn with later upward sliding garage door; wood clapboard siding. Built ca.1885.

32 Wells Av (Hartwick High School, now privately owned): Two-story, U-plan brick school on raised basement of parged concrete blocks; brick parapet above cast stone cornice; lower, two-story brick addition on back (north) wall. Front façade is divided by pilasters into three panels. Center entrance with pediment is flanked by paired windows with wood sash composed of three narrow vertically oriented lights. Openings have soldiered brick heads and cast stone sills. Brick tapestry work embellishes walls projecting on either side of recessed front façade. Side entrance on Wells Av has arched light above. Built 1921; Architect: Linn Kinne, Utica, New York.

48 Wells Av (former chick hatchery) One-story, gable-roofed frame building with novelty siding on poured concrete foundation. Built ca.1925.

West Hill Rd

105 West Hill Rd (1868: outbuilding of Mrs. P.S. Smith on site; 1903: W. Hall): Two-story frame house with steeply pitched gable roof and single-story flat-roofed addition. Flat-roofed open porch with turned columns spans eave wall of main block. House retains regular period fenestration with one-over-one vinyl sash. Wood clapboard siding. Built ca.1885; porch appears to be slightly later.

Outbuilding: Frontal-gable, frame garage with board-and-batten siding. Built ca.1980. Non-contributing.

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108 West Hill Rd: (1903: T.A. Bissell) One-and-a-half-story, L-plan, hip-roofed frame house with twentieth-century enclosed porch with stone veneer kneewalls in corner of the L. Regular fenestration with vinyl one-over-one sash replacing earlier ones; vinyl siding covers or replaces earlier finishes. Built ca.1870.

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Summary

The Hartwick Historic District is eligible for listing in the National Register of Historic Places under Criteria A and C in the areas of settlement, industry, transportation, and architecture. Located at a crossing of the East Branch of the Otego Creek in the northeast corner of the town of Hartwick, the highly intact hamlet developed in a mainly linear plan along CR 11. Its early growth was tied to water-powered grist and saw mills on the creek where the highway crossed it. Proprietors in the hamlet provided commercial goods and necessary services from the early 1800s, and the hamlet grew rapidly as a local center through the first half of the nineteenth century. Several men played leading roles in platting and subdividing house lots along the street frontages, and by the 1850s, much of the hamlet plan existed, including the four-corners intersection in the eastern portion of the hamlet. During the early twentieth century, Hartwick was the midpoint of an interurban trolley line joining Oneonta (Otsego County) and Herkimer (Herkimer County). The trolley company established offices and a car barn on the east side of the hamlet, expanding its visual boundary to that of the current day. This helped to increase the hamlet's population and alter its makeup. This in turn led to the platting of new streets in the southeast quadrant of the hamlet and new construction of dwellings, most especially on South Street. Hartwick's architectural inventory represents all periods of its historic development. The hamlet retains its character as a relatively densely developed residential center with buildings and structures illustrating its historic relationships—religious, commercial, industrial, and civil—to the surrounding open, rural landscape. This boundary is clearly delineated and nearly identical to the one depicted more than a century ago. The period of significance, ca. 1800-1963, encompasses the full extent of the district's extant historic resources.

n.b. In the following discussion, the earlier street names of the main routes in the hamlet are used. Thus, CR 11 between Weeks Rd and trolley right-of-way at the east edge of the hamlet is called Main Street. NY 205 north of the intersection with Main St (CR 11) is North Street. NY 205 south of that point is South Street. Wells Avenue, called School Street (1921–ca.1980) and Mill Street (1879–1921), is referred to as Wells Ave.

John Christopher Hartwick's Patent

The town of Hartwick (25,980 acres), which lies near the center of Otsego County, embraces roughly the boundary set out in a 1754 deed from the Mohawk Indians at Canajoharie Castle (Montgomery County) to Lutheran minister John Christopher Hartwick for a 21,500-acre patent. Hartwick came to America in 1746 to minister to German immigrants and their descendants living at Rhinebeck in the Hudson Valley. Born in 1714

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in Saxe-Gotha, a duchy now located in Germany, he was educated at the Lutheran Seminary at Halle. He was a learned, if eccentric, theological scholar. Contemporary descriptions suggest that while a misogynist and a sloven, he could also be an engaging conversationalist. His strong opinions, however, led to rifts in the several congregations to which he was assigned over his career.

Hartwick dreamt of establishing a New Jerusalem in America, where he would be the minister of a society strictly Christian by his own interpretation. He planned to establish this settlement on his patent once the transfer was approved by the British provincial government. In 1761, Goldsborough Banyer, secretary of the province, facilitated Hartwick's acquisition of the land in exchange for an eleventh part of the patent.¹ Hartwick was forced to mortgage the remaining land to pay administrative fees to the provincial government. The patent was remote, and raiding during the French and Indian War rendered it difficult to defend. Other settlements in what is now Otsego County, at Cherry Valley, Springfield, Middlefield (Newtown Martin), and farther south on the Otego and Butternut creeks were all abandoned and subsequently destroyed during the American Revolution.

Soon after the Treaty of Paris was signed in 1783, land in adjacent patents opened for settlement. New English coming from western and southeastern Massachusetts, Rhode Island, and southern Vermont predominated in the rapid outmigration of the pre-1800 period. William Cooper now owned land in the Otsego Patent, adjacent to Hartwick's on the north and east, where Cooper sold fee simple deeds on lenient terms to prospective settlers. This contrasted with Hartwick's restrictive leases prohibiting the cutting of timber and requiring attendance at his church. Settlement on Hartwick's lands lagged behind those surrounding it. When Cooper's surveyors erroneously platted acreage belonging to Hartwick's patent and sold it off, Cooper moved in May 1791 to become Hartwick's agent to "settle, lease, and improve" his neighbor's lands in hopes of hiding his surveyors' error. Hartwick wanted his patent to be surveyed in small parcels to form a compact community, which he hoped to control in religious and temporal affairs. Cooper's leases of large tracts, or great lots—32 leases to 54 lessees totaling 13,000 acres in a 10-day period in June 1791—could hardly have differed more from Hartwick's vision. Further, these leases included a clause whereby the lessee could, at the end of ten years, buy out the lease at 14 shillings per acre. Thus, by Cooper's machinations Hartwick (and his estate after his demise) eventually traded virtually all of his land for cold cash.²

¹ Alan Taylor, *William Cooper's Town: Power and Persuasion on the Frontier of the Early American Republic* (New York: Vintage, 1995): 40–44. At this period, no one patent holder for any particular tract could hold more than 2,000 acres. Banyer's cut, as it were, would have been slightly more than 1,950 acres.

² Taylor, 75–82.

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John Christopher Hartwick died in July 1796 at Clermont, the Livingston family property in the Hudson Valley. He left his considerable estate, gained from payments on leases arranged by Cooper, to Jesus Christ. Hartwick provided for the establishment of a Lutheran Seminary, the first in America, on his lands. The executors of his will, Frederick Muhlenberg and Jeremiah Van Rensselaer, established two schools for children living on the patent, one in each valley, and attempted building the seminary in Albany in connection with the Ebenezer Church. When Dr. John G. Knauff assumed management of the estate in 1811, he found it much diminished by this activity and also through the settlement of suits brought by Hartwick's tenants. In February 1812 Knauff let contracts to build the seminary designed by Philip Hooker in the Susquehanna valley.³

Development in the Otego Creek Valley

While the Lutheran seminary established in the Susquehanna River valley on the east side of Hartwick's patent was unique in America in this period, the development of much of the rest of the patent was more typical of the agricultural and water-powered industrial development over lands in New York opened after the Revolution. By 1802, when the Town of Hartwick held its first meeting as a newly erected municipality, much of Hartwick's patent was deeded or leased in mainly rectangular (approximate ratio 2:3 with longer dimensions running east-west) great lots or fairly large subdivisions of great lots numbering 50 to 100 acres or more.⁴ These great lots were numbered from south to north and west to east, beginning in the southwest part of Hartwick's patent and formed a rectilinear plat in which early settlement occurred.

In contrast, the rough roads formed a very irregular network following the valleys and scaling the ridges, connecting far-flung farms and nascent settlement clusters. An early thoroughfare connected the northwest corner of the town of Hartwick with the recently designated county seat at Cooperstown via Christian Hill (northeast of the hamlet) before the turn of the century. It intersected the main north-south highway in the Otego Creek valley, which paralleled the west bank of the Otego Creek. Numerous mill seats were identified in the Otego Creek valley during the late eighteenth century and the first decade of the nineteenth century.⁵ Since

³ Kenneth Augur, *John Christopher Hartwick. His Patent and His School* (Hartwick, New York: s.n., 1976): 20.

⁴ Roy L. Butterfield, "Early Settlers and Purchasers," *Hartwick: The Heart of Otsego County* (Hartwick, NY: Syllables Press, 2002): 30-31. This is a reprint of Butterfield's article written in the 1940s or 1950s. The Hartwick book published by the Hartwick Historical Society for the town's bicentennial collects essays written over the years. Those cited in this essay are referenced by the writer's name, title of essay, followed by *Heart* and the page reference in the book.

⁵ Horatio Gates Spafford, *A Gazetteer of the State of New-York : carefully written from original and authentic materials, etc.* (Albany, New York: H.C. Southwick 1813): 204.

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mills provided important services to locals who required grain ground into flour and sawn lumber to enclose their buildings, these were frequently the kernels of commercial development. The hamlet of Hartwick grew up around the junction of these two roads and the millseat located where the east-west highway crossed the Otego Creek. An early map showing highway districts, roads, and landmarks depicts South Street (NY 205) terminating in a T-junction at Main Street (CR 11) by the Baptist meeting house. From this point, Main Street runs east to the bottom of East Hill Rd and then northeast; it runs west over the creek to the road paralleling the west bank of the watercourse. The latter intersection is labeled "H.Village," suggesting that the most densely developed section centered in Brooklyn.⁶

In 1800 William Cooper leased the land incorporating the millseat at "Hartwick Village" to Heman Comstock.⁷ Several secondary sources claim that Samuel Mudge was the first to establish grist and saw mills here; he may have been Comstock's tenant. The early milldam "extended from the foot of Sliter's Hill to the present dyke."⁸ At the crossing, the "creek ran over its pebbled bed," which may indicate that the creek was forded in the very early period.⁹ Mudge died before 1810, when his widow, Mary, was listed with their children in the Baptist Church register.¹⁰ Abner Sherman apparently purchased the mill after Mudge's death and sold it to Levi Beebe before November 1822, when the latter sold the "mills and millseat" to Thomas Pierce for \$2,000.¹¹ An 1831 deed mentioned that Chapman leased to Pierce the right to flow water, which may have expanded his pond.¹² This deed used the bridge crossing the creek as a corner, showing that by then, a bridge spanned the watercourse. It did not mention the long ditch on the east bank, but by 1843 the deed for the mill included the water right, the ditch, the dam, and the right "to flow water over the land" (*i.e.* impound a mill pond), which had been purchased from Nathan Chappell.¹³ Much of this ditch and low-lying pond site are still

⁶ Nadine Phillips, "Highways," *Heart*, 290. The map is captioned ca.1815, but may be a little earlier as the Presbyterian meeting house is not labeled. The original drawing is in collections at the University of Rochester.

⁷ *Book of Deeds FF/24*. Subsequent deed references will follow the form *FF/24*.

⁸ Pearl Almyra Weeks, *History of Hartwick (Village and Town)* (Hartwick, New York: Hartwick Reporter, [1934]): 12, is among the secondary sources. An anonymous article published in the *Freeman's Journal* 16 December 1882 and transcribed in a collection of articles bound in a notebook in the Hartwick Historical Society (HHS) collections describes the dam.

⁹ Richard Fry, "Random Sketches of Fifty, Sixty, and More Years Ago," *Freeman's Journal*, nos.3628 and 3629 (18 and 25 April 1878): 1. Partially and inaccurately reprinted in Weeks, *History*, 43.

¹⁰ Pearl Almyra Weeks, *Pioneer Industries* (Hartwick, New York: s.n., 1967): 17.

¹¹ *FF/24*. Town records for 1809 identified a highway district using Sherman's mill as a landmark according to Pearl Weeks, *Pioneer Industries*, 17.

¹² *UU/155*.

¹³ *75/551*. Other deeds show that Chappell owned land east of NY 205 and mainly north of CR 11.

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easily viewed nearly a century after the mill closed. Of other structures connected with the mill, nothing remains above ground.

At the turn of the nineteenth century, the land where Hartwick developed was held by relatively few owners in comparatively large lots of 40 acres or more.¹⁴ Leases let in the hamlet area in the period 1800-1801 went to men named Mudge, Shippey, Douglas, Chilson, Cook, and Crosby. Later arrivals acquired fee simple deeds to much of this land. The very early subdivision of hamlet lots from the larger great lots, especially on the Brooklyn side of Hartwick, is frustratingly difficult to trace, possibly due to leases, which were generally not recorded, and also to a high degree of transiency in the settlement period, when families moved rapidly across central New York, perching a few years in various places, as they moved west.¹⁵

Deeds and gazetteers combined with anecdotal evidence in later recollections tell us that the streetscape of CR 11 west of the creek and continuing south of the junction with Weeks Road included many small lots occupied by shops, stores, and dwellings. South of the junction stood Nathaniel Pearse's tailor shop, Daniel Pierce's tavern (on the lot between Gulf and West Hill roads), Proctor & Clark's cabinet shop, and stores owned by Daniel Beebe and a man called Boyd.¹⁶ By 1812, a post office was kept in the house of Worthy Clark.¹⁷ In 1800 the Reverend Jedediah Bushnell, a Congregationalist missionary from Connecticut, organized a meeting in the hamlet. Members built a generously proportioned meeting house measuring 40 x 48 feet for \$250 on land and with timber provided by Amasa Peters (1768-1820) northeast of the junction.¹⁸ Peters, who came from

¹⁴ Roy Lyman Butterfield, "Early Settlers and Purchasers," *Heart*: 40-46. Butterfield did considerable research in the William Cooper papers, now at Hartwick College in Oneonta, New York, reconstructing the land transactions in the Hartwick Patent. The lot numbers on both the 1868 and 1903 maps of Otsego County are out of sync with the ones he used, which were probably drawn from Cooper's land books. The names correlate very well with recorded deeds, which suggests that the 1868 atlas was in error, and that the 1903 atlas perpetuated the error.

¹⁵ Timothy Dwight of Yale College remarked on this tendency to keep moving, especially amongst New English outmigrants, in his travel diaries written in the first decade of the century and published somewhat later as *Travels in New-England and New-York*. In some cases, men simply abandoned leases and debts, staying such short periods that their presence went unrecorded in the census or in other public records. The list of burials in the Old Hartwick Village Cemetery (a.k.a. Robinson Cemetery for adjacent landowners) includes many family names that disappeared from the overall record before the 1850s. Some of these mark the demise of a husband and wife, but many more are infant burials of families who probably continued moving westward.

¹⁶ Richard Fry.

¹⁷ Weeks, *History*, 81.

¹⁸ Anita Harrison, "The Congregational Church," *Heart*, 107. Under the Act of Union, most Congregational churches outside New England became Presbyterian ones after about 1805. The Hartwick congregation renamed itself the Union Church serving both sects in 1822. Peters' death date and age (52) taken from transcription of his gravestone in the Old Hartwick Village cemetery on CR 11.

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Warren, Connecticut in 1800, acquired considerable acreage in the towns of Hartwick, New Lisbon, and Burlington, which he subdivided and sold as the market grew.¹⁹ By the 1810s, most Congregationalists outside of New England were renamed Presbyterians and this meeting's name was duly changed. Later sources state that Amasa Peters also provided a knoll commanding a view up and down the valley located about a half-mile south of this cluster on CR 11 for a community graveyard. A few burials, however, predate 1800, when Peters reputedly arrived. More important than the donor of the land is the record the cemetery provides of the hamlet's early settlers. It has numerous early gravestones marking burials predating the mid-1800s, and nearly every name found in deeds of that period is found in the cemetery. Its location on the west bank of the creek may indicate the greater importance to early residents of that highway over the one on the east side of the watercourse, adopted much later as NY 205. The cemetery is not contiguous with the district and is proposed for nomination individually.

The highway following the east bank of the creek (called South Street from ca.1840–2005) terminated in a T-junction at the northwest corner of the Baptist meeting house lot. For many years, this edifice was a landmark used in deed descriptions and was frequently considered the east end of the hamlet. The Baptist society formed and built its meeting house in 1795. Its first "settled preacher" was John Bostwick.²⁰ Before 1820, Dr. Paris Pray's frame house faced the Baptist meeting house across Main Street. East of that were Nathan Chappell's hat shop and a harness shop, also on the north side of the highway. Near the foot of East Hill Road stood the Comfort Cook house (later known as the Nancy Aldrich house, still standing). Beyond that the highway turned northeast for Cooperstown.

West of the twin landmarks of the Baptist meeting house and Dr. Pray's dwelling stood Gardner Cook's store, Robert Church's tin shop (apparently predating his partnership with Harrington), and Peters & Bentley's store, apparently all on the right, or north, side of the thoroughfare. A second tin shop on the left, or south side, was owned by Lyman Harrington and Robert Church. Farther west on the right stood David Kendall's blacksmith shop.²¹ The Harrington & Church tin shop was formerly that of Elnathan Mudge, who opened his business in 1806. It was sold at a sheriff's sale in 1821.²² The first schoolhouse, also built on land provided by

¹⁹ *Hartwick Reporter*, 6 October 1915. Typed transcription in HHS collections bound in loose leaf notebook with other such items at page 19.

²⁰ J.H. French, *Gazetteer of the State of New York* (Syracuse, New York: R.P. Smith, 1860): 534.

²¹ Fry. Roy Lyman Butterfield documented all of these in his paper "Craftsmen and Craft Shops, or Trades and Handicrafts" (Hartwick Historical Society collections, Item No. 253.98) and provided the hatmaker's name. Chappell owned property in the northeast quadrant of the hamlet. Butterfield placed Chappell's shop on West Main Street, but this appears to be incorrect based on property ownership and Fry's account.

²² Butterfield, "Craftsman and Craft Shops," 13.

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Amasa Peters, stood on this stretch of Main Street.²³ Spafford's reporter for the 1824 edition of his gazetteer mentioned that the "small village" on the Otego Creek had a school.²⁴

The reporter also counted 11 distilleries in the town. Deeds dating to the 1820s provide evidence of a still owned by Abner and William Alger and its protected water source between South Street and the creek.²⁵ A raconteur writing in 1882 claimed a reliable source detailing two more in the vicinity: that of Thomas Pearse in Brooklyn and another a mile north of the hamlet.²⁶ Other industries characteristic of new settlements in fairly remote places developed in Hartwick, several under the management of the ubiquitous Amasa Peters. His oil mill crushed flax seed for linseed oil leaving the residual oil cake, which was used as animal feed. Flax was a common crop grown throughout New England and New York for fiber, seed, and oil. An 1849 deed to Torry J. Luce describes this water-powered mill.²⁷ Peters reputedly also opened a tannery and an ashery.²⁸ The former may have been acquired by Jesse and Solomon Robinson by 1812, when it was used as a reference in a deed.²⁹ Of the latter, a few early deeds reference a "Potash Lot" west of the creek and north of Main Street. This location seems to coincide with land purchased by Samuel Whaley and H.K. Marsh, whose house was mapped in 1868 at the junction of Weeks and Scotch Hill roads, from members of the Chapman family for \$1,050 in 1831.³⁰ When North Street was opened about a decade later, several deeds described it as running from the Baptist meeting house north to Whaley's ashery. Marsh sold out to Whaley in 1832, but it appears, based on the price they paid in 1831, that the ashery was an established business.³¹

Of this early period, none of the buildings constructed to house shops and industries appear to survive. First the scale and motive power of many such businesses changed later in the century, rendering many such buildings too small or otherwise unsuited for business. Similarly, commercial buildings built in this early period have all been demolished for later ones. Dwellings have fared somewhat better, with a handful of these

²³ Frederica Hornbeck, "Common Schools," *Heart*, 143. Hornbeck cites the 6 October 1915 number of the *Hartwick Reporter*, a newspaper published in Hartwick from 1915 to 1942.

²⁴ Horatio Gates Spafford, 1824, 225.

²⁵ *TT/148*, *TT/150*, and *TT/151*.

²⁶ *Freeman's Journal* [Cooperstown, New York], 16 December 1882.

²⁷ 89/568.

²⁸ *Hartwick Reporter*, 6 October 1915. Typed transcription in HHS collections bound in loose leaf notebook with other similar items at page 19.

²⁹ P/125. The deed is from Abner Alger to a list of 29 men, possibly a church society. The rhomboidal lot measurements may describe the old Presbyterian meeting house lot, but the bounding owners are more often associated with land east of Otego Creek and west of South Street.

³⁰ *UU/155*.

³¹ *XX/73*.

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early buildings featuring later details added in the mid-1800s and later to make them seem less old-fashioned. The circulation pattern established in this era remains, however, and the density of development is traceable to the early patterns of use marked out in the hamlet's early decades.

Growth and refinement, 1820s to 1856

Rapid, even rampant, economic growth characterized many places in the young American republic in the early 1830s, and Hartwick's built environment displays evidence of this era's optimism. For a time, the hamlet on both sides of the creek was identified as West Hartwick in some deeds and at least one published source, Gordon's *Gazetteer of New York*, published in 1836. This was probably to distinguish it from South Hartwick, where the Rockwell family textile mills were thriving on the west side of the creek; Hartwick Seminary in the Susquehanna Valley, where the seminary was growing; and the town of Hartwick itself. Gordon noted that West Hartwick was a village of 35 dwellings, a Baptist Church, a tavern, four stores, a grist mill, a saw mill, and an oil mill.³² This list appears to exclude the section west of the creek where the Presbyterian meeting house and additional dwellings stood.

Six years later, in 1842, Disturnell's gazetteer counted development on both sides of the creek in its description of a hamlet of 400 inhabitants living in 70 dwelling houses. Disturnell noted seven stores, two public houses, an iron foundry (mapped on the Brooklyn side in 1856), a grist mill, a saw mill, an oil mill, a tannery, an ashery, and a brick kiln. Also listed were the Presbyterian, Baptist, and Methodist churches.³³ This last was built about 1839 to provide a permanent home for the previously organized congregation, which had met in the stone school on South Street after its construction ca.1830.³⁴

By the time Cyrus Gates surveyed Hartwick for his map of the county published in 1856, there were two schools, one on each side of the creek. The lot for the two-room stone school on South Street was acquired in

³² Thomas F. Gordon, *Gazetteer of the State of New York: comprehending its colonial history; general geography, geology, and internal improvements; etc.* (Philadelphia, Pennsylvania: for author, 1836): 626. One deed description of the oil mill owned by Amasa Peters earlier in the century appears to place it west of the creek, but if Gordon only included the hamlet east of the creek, this might place the mill on that side.

³³ J. Disturnell, *A Gazetteer of the State of New-York: comprising its topography, geology, ineralogical resources, civil divisions, canals, railroads and public institutions; together with general statistics; the whole alphabetically arranged ; also, statistical tables, including the census of 1840, etc.* (Albany, New York: for author, 1842): 197.

³⁴ Weeks, *History*, 52.

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1830.³⁵ When the Main Street school was superseded by the Brooklyn school on Weeks Road north of the Presbyterian meeting house is so far uncertain. The latter appears to have been incorporated into a larger building in the last quarter of the nineteenth century and is now used as a dwelling. On the Gates map, the number of dwellings and the businesses listed were a close match to the 1842 description. The inset plan shows 71 dwellings (although the survey missed the Peters mansion, set back from Main Street), two hotels, three blacksmiths, two wagon shops, two clothing stores, a grist mill, four stores, two schools, and four churches. The Christian Church society organized in 1843 and built its church opposite the Methodist church in August of the same year at a cost of \$2,500.³⁶ These two meeting houses delineated the west end of the Main Street commercial district east of the creek. The Baptist meeting house marked the east end of this district.

By the 1820s, the earlier difficulty in tracing the pattern of subdivision in Hartwick in the public record diminishes significantly, and residents from this decade on are more reliably traced from that time forward. Levi and Isaac Beebe (1782–1825), Paris Pray, Amasa Peters (1768–1820), William Alworth (1764–1839), and Comfort and Rensselaer Cook owned much of the acreage encompassed by the hamlet and its environs via fee simple deeds.³⁷ These men and the ones to whom they sold land further surveyed and sold many of the narrow lots facing onto Hartwick's streets on the east side of the creek through the early 1840s. Additional subdivision occurred on a more limited scale west of the bridge on Main Street and also on West Street (the part of CR 11 south of Weeks Road) as this process had apparently already been largely undertaken a little earlier.

William Alworth, a cooper who came from the town of Freedom in Dutchess County, acquired two adjacent lots totaling 10.5 acres and making up a significant part of the south frontage of Main Street running west from the corner of South Street in 1823.³⁸ Later map evidence shows that by 1856, this land was finely

³⁵ The Brooklyn school was mapped in both 1856 and 1868; it appears to have been used as the G.A.R. Post in 1903. It is unclear whether the building now used as a dwelling is a nineteenth-century replacement or the first building. William Alworth sold the half-acre South Street lot to the school district under supervision of Paris Pray, Harris Winsor, and Robert Church in 1830 for \$50 via 79/38.

³⁶ Weeks, *History*, 52.

³⁷ Life dates for Alworth and subsequent people mentioned are drawn from Hartwick cemetery records unless otherwise noted. Life dates for Amasa Peters may be 1777–1829, as noted in published gravestone transcriptions. One secondary source, an article published by the *Hartwick Reporter* 6 October 1915 (transcription in loose leaf binder at Hartwick Historical Society, p.19), states that Amasa's son Rufus (b.1802) "was not quite of age" when his father died, which would support the earlier dates provided in the text. Amasa was recorded in the 1820 federal census in Hartwick, but he may have died later the same year. Butterfield, "Early Settlers," *Heart*, 45–46.

³⁸ EE/346. While the eight-and-a-half-acre parcel appears to have been open land, the two-acre one included a dwelling and buildings, but he paid only \$350 for both to Gilbert Wilkinson of Freedom, Dutchess County. These circumstances may indicate an inside deal, but Alworth did come to live in Hartwick, where he is buried with second wife Dinah (1769–1830).

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subdivided for shops, stores, and some dwellings. No deeds are recorded for these transactions, but several of the resulting dwellings and overall lot structure illustrate the process.³⁹

Paris Pray, a physician who lived in a house facing the Baptist meeting house across Main Street, is recorded buying 15 acres east of the meeting house lot and south of Main Street in 1822.⁴⁰ Additional deeds recorded further acquisitions in this quadrant of the hamlet in 1824 and 1828.⁴¹ Sales show that he also had interests north of Main Street, which he sold before 1830.⁴² Deeds dated 1829 and 1831 show that Pray partnered with Rufus S. Peters (1802–1841) in some land transactions.⁴³ Pray eventually sold his remaining joint interest to his partner in five parcels in 1834, after he moved to Waterville, Ohio. These included the oil mill and the potash lot south of Main Street, previously owned by Peters's father, Amasa.⁴⁴

Within the compass of the hamlet and environs, Amasa Peters owned land north and south of Main Street and also on the Brooklyn side of the creek. Later deeds indicate that Rufus acquired his father's land interests in Hartwick following Amasa's death. Rufus purchased from his sisters in 1832 the Chilson farm (a name dating to the early 1800s) and their interest in the house where he was living in 1832.⁴⁵ This house is a handsome and early example of a fully developed frame Greek Revival style cottage, still known as the Peters Mansion. Today, it is set back behind the Main and North street frontages, but its original setting exemplified principles for siting elegant rural dwellings. Until about 1840, its broad lawn occupied a considerable frontage on the north side of Main Street, and the eight-acre lot ran north to the creek. The dwelling was framed by a grove of trees, still mapped in 1868. That atlas showed the house with the remaining seven acres after its Main Street frontage was severed for commercial development.

Rufus Peters died prematurely of typhoid fever in 1841 with debts exceeding \$20,000. Since nearly all of Peters's real estate had to be sold to satisfy his creditors, the deeds recorded by the executors of his estate, brother-in-law Torry J. Luce and neighbor Nathan Chappell (1788–1856), reveal some details of his real estate dealings in Hartwick and their lasting imprint on the hamlet's plan and buildings. In 1842, Luce and Chappell

³⁹ Butterfield states in "Craftsmen and Craft Shops" that Alworth *bought* 13 shops and sold the land for the ME church and the stone school. The only deed apparently recorded is for the last. If indeed he bought 13 shops, he paid almost nothing for them, but it seems more likely that Butterfield counted the shops that later faced onto that frontage. His source for this statement is uncited.

⁴⁰ *EE/121*.

⁴¹ *HH/291* and *HH/292*; *OO/162*.

⁴² *TT/367*, *VV/468*, and *VV/487*.

⁴³ *TT/150*; *TT/147*, *UU/89*, and *WW/106*.

⁴⁴ *52/379*.

⁴⁵ *XX/93* and *52/377*. The first deed was from all of Rufus's sisters except Huldah, who was married to Torry J. Luce. The second deed was from them.

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sold several parcels to cabinetmaker Leonard P. Proctor, including two frames “designed for dwellings” on Main Street just east of the Baptist church and an additional one-acre lot with an unfinished dwelling on the east side of South Street.⁴⁶ These unfinished buildings, all of which were completed and remain part of the hamlet streetscape, indicate that Peters not only bought and sold land but was also building speculatively. This was an activity common in the mid-1830s in expanding urban areas; this instance may show it was not uncommon on a smaller scale in more rural places in the same period. Peters also reputedly owned a brickyard, which might have supplied material for chimneys and lining window openings in basements.⁴⁷ Luce and Chappell sold the oil mill property to Lyman Harrington (1783–1850), a prominent, long-established local businessman.⁴⁸

Lovel B. Luce bought the seven-acre house lot with the “cottage dwelling, an office, and other buildings” in June 1842 for an unspecified amount from the Peters estate.⁴⁹ “Cottage” describes the square-plan frame Greek Revival house set in its picturesque grove in the most up-to-date terms of the time.⁵⁰ The office was probably Peters’s own. The designed setting, location and orientation of the house facing south on Main Street indicates the importance of the east-west highway in the early period. When the house was sold, the owners bounding the property on the east and south—Elisha Wentworth (the hotel) and Torry J. Luce—indicate that the eastern part of the Main Street frontage had been subdivided for its commercial value and sold by 1842, thus reducing the earlier acreage. In July 1842, Torry Luce sold for \$1,000 to Chester L. Harrington the Federal-era house still standing on the north side of Main Street described as “heretofore occupied by Torrey J. Luce as a dwelling place.”⁵¹ Torry and Eliza’s sale in 1864 of the cottage and its seven acres to William H. Schofield for \$3,000 may show that Lovel’s purchase earlier was an intermediate transfer, allowing Torry to acquire the house after his work as executor was complete. Lovel was never recorded as a Hartwick resident.⁵²

Freeborn G.[arretson] Thrall (b.1810 in the hamlet of Toddsville in the Hartwick Patent) also played a prominent role in the hamlet’s development. In 1830, he bought from Paris Pray for \$1,000 the 7.5-acre parcel

⁴⁶ 71/81.

⁴⁷ *Hartwick Reporter*, 6 October 1915. Article on Peters family collected in loose-leaf notebook at Hartwick Historical Society, page 19.

⁴⁸ 73/324.

⁴⁹ 71/20.

⁵⁰ The *Oxford English Dictionary* notes that by the early 1840s, the term’s older pejorative meaning as a small and inconvenient dwelling was being replaced by its meaning as a modest, but entirely modern in its conveniences, house—usually frame—with a pleasant rural setting. Andrew Jackson Downing’s *Cottage Residences* published the same year codified this meaning for generations to follow.

⁵¹ 75/172. Some time between 1837 and 1840, the Luces moved to Hartwick as indicated by deeds 58/343 and 67/83. This house is still called the Harrington House by longtime residents.

⁵² 142/554.

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east of the parcel where Rufus Peters built his frame cottage.⁵³ The rectangular lot afforded a second park-like setting for a dwelling house facing south onto Main Street at the east edge of the hamlet. Thrall soon erected a stone Greek Revival edifice facing the Baptist meeting house but set well back from the highway. By 1840, he had opened a “new street” on his west line, which ran north from the meeting house past Whaley’s ashery and the creek and thence to the White House north of the hamlet.⁵⁴ During the 1840s, Thrall subdivided at least four small house lots north of his new dwelling.⁵⁵ The 1856 map showed four dwellings there; all are still extant.

Thrall subdivided and sold other house lots, including several on Weeks Road and additional lots on North Street. By one of these deeds Thrall retained the right to use the hay scales on the commercial property he sold to Solomon B. Cone in 1840, even though the latter would have “actual possession.”⁵⁶ By 1847, Thrall resided in Cooperstown, having sold the southern portion of his house lot to William Olendorf of Steuben County for \$3,000 in 1845.⁵⁷ Somewhat later, Alfred Bergen appears to have occupied the stone house property, “which included a brick office and other buildings,” and Thrall sold the property again to several Hartwick residents—Amos Maples, Frederick H. Bissell, Chester Smith, Chester Harrington, and James L. Newton—for the much reduced amount of \$2,305.⁵⁸ By 1856, cabinetmaker Leonard R. Proctor had bought the property and continued the process of subdividing the east frontage of North Street, which by then had lost its novelty when mentioned in deeds.

Meanwhile, Torry J. Luce subdivided much of the west frontage of North Street during the mid–1840s and early 1850s. As a subdivider, Luce obligated (by deed) nearly all of the parties of the second part to maintain the fencelines. The 1856 map shows six dwellings, a wagon shop, and a blacksmith shop on that side of highway. Of these, four or five of the dwellings and one of the shops remain. Luce also owned the store west of the Eldred Hotel on Main Street and adjacent to the drive to the house where he lived in that period. He, too, sold lots in Brooklyn, including one denoted the Daniel Beebe Store Lot in 1856, which was mapped at the junction of Main Street and Weeks Road that year.⁵⁹ The 1864 deed whereby Torry and Huldah Luce sold the

⁵³ YY/412.

⁵⁴ The White House at 108 White House Road is individually listed on the National Register of Historic Places.

⁵⁵ 67/14 to Ruth Gregory included an old building in 1840. 71/492 to Ezra Martlett in 1841 and 71/478 to Andrew and Sally Ann Carroll and William and Phebe Carroll in 1842 were for a quarter-acre and a half-acre respectively. 77/101 to Sarah Thrall, apparently Freeborn’s sister, was for a half-acre.

⁵⁶ 79/11.

⁵⁷ 78/21 sold the house lot to Olendorf. 82/570 records Thrall living in Cooperstown.

⁵⁸ 84/541. The brick office was moved the Farmers’ Museum in Cooperstown in the 1950s, where it is interpreted as a pharmacist’s shop.

⁵⁹ 106/384.

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Peters mansion property provides a detailed description of the adjoining owners sandwiched between the east line and North Street and the south line and Main Street, noting several owners now deceased and the “old blacksmith’s shop now occupied by Barzilla Thompson as a carpenter shop.”⁶⁰ The 1868 atlas shows T.J. Luce living in one of the modest dwellings on the east side of North Street. A year previous, the Luces sold the .25-acre store lot next to the hotel (then owned by Haschell Harrington), which included two small houses and a barn, to their son Dolphus for \$2,200.⁶¹ To their son Rufus P. Luce, they sold the oil mill and Underwood Farm in Exeter a few years later.⁶² These deeds suggest a settling of affairs and diminution of responsibilities similar to present-day “downsizing.”

Lyman Harrington also built a substantial frame Greek Revival house on Main Street between South Street and the creek.⁶³ Its Ionic columns are very similar to those on the Thrall’s stone dwelling. The Harrington house lacked the park-like setting of the other two as it was built next to the Harrington store centered on the south side of Main Street in the commercial district, but the back of its lot encompassed a generous garden space. As a group, the Peters, Thrall, and Harrington houses represent a sense of established commercial success by some of Hartwick’s citizens during this period.

Far more numerous were the modest story-and-a-half and occasional two-story frame dwellings using vernacular plans influenced by the changing architectural tastes of the antebellum. Through the 1850s, many side-gable-roofed examples still stood on North Street, along the length of Main Street, and in Brooklyn. The broader proportions and heavy partial returns and friezes of the Greek Revival predominate on North Street, which was opened about 1840. In other parts of the hamlet, where it appears that larger lots were subsequently divided and built on, stylistic details vary more. Based on the development density shown on the 1856 map, it appears that a number of houses on sites mapped that year, which appear to be later stylistically, were instead extensively updated or enlarged in later tastes.

Temporal prosperity tends to generate community stability, and as America emerged from the economic panic of 1837, people in Hartwick began improving their churches and building new ones as the region’s agricultural prosperity increased in the 1840s and 1850s. In 1856, the Baptists replaced their 60-year-old

⁶⁰ 142/554.

⁶¹ 163/2.

⁶² 163/1.

⁶³ Nadine Phillips, “Notes on Village Commerce,” *Heart*, 202.

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meeting house, which was reused as a store farther west on Main Street.⁶⁴ The new building, influenced mainly by Greek Revival design, retains that style's frontal gable form, broadly proportioned massing, paired entrances, and full returns. It also displayed some mid-century details, with its pedimented window casings and unusual bell tower with slightly battered walls. The Methodist Episcopal society set to work constructing its own meeting house—a frontal-gable frame church able to seat 300—on the south side of Main Street roughly midway between South Street and the creek.⁶⁵ The Christian congregation built a new church on the north side of Main Street opposite the Methodist Church in 1853. Like the Baptists and the Methodists, this congregation retained the traditional symmetrical frontal-gable meeting house form. They embellished it with Grecian pilasters, a full return, and square-headed windows. Unlike the Baptist church, with its paired entrances and center window, the Christian church had a prominent center entrance. The Presbyterian meeting house in Brooklyn closed in the mid-1850s, and the lumber was reputedly salvaged for a schoolhouse (apparently the building now used as a dwelling adjacent to the old meeting house lot) and a dwelling.⁶⁶

By the time the Civil War began, Hartwick presented streetscapes of relatively uniformly sized lots. Its main east-west thoroughfare incorporated two distinct and busy commercial districts, one on each side of the Otego Creek, interspersed with sections lined by dwellings constructed during the previous six decades or so. In addition to the mill on the creek, two furnaces were mapped in 1856. One stood near the mill; the second was sited along the watercourse descending West Hill and passing under Main Street south of Conklin's Hotel in Brooklyn.⁶⁷ In all cases, save the furnaces and the clothing stores, which were all located in Brooklyn, where there were two or more shops or stores of the same type, they were nearly evenly divided between the east and west sides of Otego Creek. Hamlet lots lined the north-south highways paralleling either bank of the creek adjacent to Main Street, and the three large, stylish—but now faintly old-fashioned—Greek Revival dwellings built by Harrington, Peters, and Thrall added visual delight to village streetscapes composed mainly of fairly plain examples using forms and massing popular from the 1830s onwards. A large proportion of the dwellings and all of the churches constructed in this period remain part of Hartwick's current streetscape. The survival

⁶⁴ Anita Harrison, *Greetings from Hartwick* (Hartwick, New York: Syllables Press, 1994): [3]. This building was one of those on the site of what is the ARC, which occupies the former Peter Pumpkin market, which replaced the old Baptist meeting house and two additional buildings when they were torn down ca.1960.

⁶⁵ Eva Chamberlain, "Methodist Episcopal Church," *Heart*, 128.

⁶⁶ Harrison, "The Congregational Church," *Heart*, 108. The 1856 map shows both the meeting house and the adjacent school, which suggests that the school was not built of lumber salvaged from the church.

⁶⁷ Cyrus Gates, *Map of Otsego County* (Philadelphia, Pennsylvania: A. O. Gallup & Co., 1856.)

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rate of antebellum commercial buildings is less comprehensive due to several factors dating to the late nineteenth and early twentieth centuries.

Post–Civil War Prosperity: 1860s through the 1880s

In the decades following the Civil War, the economy of Hartwick prospered. French’s 1860 gazetteer described the hamlet in terms very similar to those of 1842.⁶⁸ Mary Shaul provided greater detail in her description of the hamlet in 1860. She included quite a number of names that can be correlated to the 1856 map; a majority of building sites mentioned can also be correlated with extant buildings. On the Brooklyn side, the commercial district centered at the base of West Hill, where two roads descended its slope and a hotel occupied a prominent site at the three-way intersection. A little farther north, Weeks Rd (called West Street by 1868) ran north. The frame school built from the salvaged lumber of the Presbyterian meeting house stood a short distance north of that junction. She also recalled the Williams foundry on the west bank of Otego Creek was casting stoves.⁶⁹

Hartwick experienced further physical growth mainly east of the creek through the 1880s. The first stages of this were delineated in the 1868 Beers *Atlas of Otsego County*. Between 1856 and the latter map survey, new house lots were platted on the north side of Main Street east of the four corners on Nathan Chappell’s farm. Additional houses were also constructed on the east side of North Street and on both sides of South Street. This increase in the number of dwellings appears to be reflected in Child’s *Gazetteer for Otsego County for 1872–3*, which listed the hamlet’s population at 500. The business directory on the Hartwick plate of the 1868 atlas listed the feed and lumber mill on the creek, two coopers’ shops, two hotels, and Bissell & Bresee, Dealers in Polishing Grit, on South Street.⁷⁰

The polish beds were not mapped before this date, but local lore holds that they were mined as much as three decades earlier. At least four different tales tell of the discovery of this layer of silica grit in an oily substrate that lay near enough to the surface that the material was discovered in the ordinary acts of digging foundations or maybe even ploughing. It appears from the census that the beds were infrequently dug as the business had no regular employees listed in the census. Probably men who described themselves as laborers

⁶⁸ French, 533.

⁶⁹ Mary Shaul, “Hartwick in Days of Local Industries,” reprinted in Weeks, *History*, 75–6.

⁷⁰ Unlike census takers in other Otsego County towns during the 1850s, 1860s, and 1870s, the in Hartwick only recorded the cotton mills. Thus, few statistics are available for the small foundries, saw and grist mills, and other family–run concerns.

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occasionally worked the bed among a variety of other day labor. Digging polish was meticulous as the bed had to be covered after each day's digging to prevent contamination. For the same reason, the diggers had to wear clean boots and clothes. The grit was excavated from ditches that eventually went down a few stories before the vein was exhausted in the 1950s. Several different men owned the mine before the 1860s, and it is unclear how much was dug or sold, although several secondary sources state it was carried by local peddlers in small boxes labeled "Peters Polish." By the late 1800s, the polish was sold by the barrel to silver manufacturers and coffin makers.⁷¹

Childs's gazetteer added a few more businesses to the 1868 list, which included two shingle mills, a wood shop, two carriage shops, four blacksmiths, two shoe shops, two harness shops, an undertaker, and a cabinet shop. The Presbyterian Church was gone, but the Methodist, Christian, and Baptist meeting houses remained.⁷² An 1879 account in the *Freeman's Journal*, published in the county seat of Cooperstown, related that in this period carpenters had to be imported, because "nearly every house in Hartwick Village was being built, rebuilt, painted, or repaired. The Otsego Valley House (public hall), the Christian Hill Church, and all the Hartwick churches were renovated, the Christian church extensively so, and rededicated."⁷³ The Christian and Methodist congregations added belfries and spires in 1878 and 1879 (the latter was removed in 1924), respectively. The former congregation also enlarged its sanctuary.⁷⁴ Period photographs of the Christian church show a single-story meeting house with square-headed windows and a full return typical of regional Greek Revival-influenced patterns of the period combined with a central tower entered through a round arch capped by an octagonal belfry and spire.⁷⁵ In domestic buildings, improvements were manifested in the replacement of many older sash with more stylish two-over-twos, new front doorways, and additions with flat Italianate roofs.

This prosperity seems to have been based in agricultural success: the same article stated that 70,000 pounds of butter were shipped from Hartwick, and that 60,000 pounds of milk were made into cheese at the Empire Cheese Factory that summer. In addition, hops growing in the county was at its peak, and Hartwick,

⁷¹ Accounts and Day Books of the Mayne family ownership of the polish beds. Hartwick, New York: Hartwick Historical Society, Collection No. 762.89. The Mayne family beginning in 1894 provide details of shipments until the mine closed in 1955. The mine appears to have never produced a volume justifying regular employment.

⁷² Hamilton Child, *Gazetteer and Business Directory of Otsego County, N. Y. for 1872-3* (Syracuse, New York: Journal Office, 1872): 92.

⁷³ Quoted in Weeks, *History*, 77.

⁷⁴ "Hartwick Past, Hartwick, New York." Leaflet prepared for 1976 bicentennial located in Local History Room, New York Historical Association, Cooperstown, New York. This provides information about the Christian Church. Eva Chamberlain's essay on the Methodist Church in Heart of Otsego County provides dates for that church (p.128).

⁷⁵ Harrison, *Greetings from Hartwick*, [2].

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with considerable prime valley acreage, raised large crops of this valuable commodity. In 1880, E.A. Wells platted and opened a new street paralleling North Street. Two houses were under construction there at the same time.⁷⁶ Known first as Mill Street, it later became School Street and is now Wells Avenue. Marcus M. Wells built his factory to manufacture wood barley forks at the north end, and John Bowdish opened a saw mill nearby that year. These new manufacturing concerns were steam-powered.⁷⁷ The foundry located near the creek was also powered by steam, making three steam whistles in the hamlet. New commercial concerns also opened. L.R. Sergeant built his new “block” at the four corners and leased space to a tin shop, a doctor’s office and a store. This two-story frame building, although altered, still stands on the southwest corner of Main and South streets. A millinery opened opposite. And, locally important photographer, Arthur “Putt” Telfer opened his studio in his house on North Street.⁷⁸

Hartwick built a new two-story frame union school on South Street to replace the old two-room district school in 1878. Seventy-four students were enrolled.⁷⁹ Local people also organized literary, debating, and choral clubs, set aside a reading room, and started a baseball team.⁸⁰ On North Street adjacent to the creek, a new cemetery was mapped in 1868. The Hartwick Fairgrounds, with its oval horse track, was adjacent to the cemetery on the northeast. Together, these occupied about eight acres.

The convenience of the telephone reached Hartwick in 1881.⁸¹ After 1879, when Willis and Robinson ran pipes down from a water source on East Hill, Hartwick residents began attaching pipes to bring water into their dwellings.⁸² J.M. Bush and O.S. Burch established the Hartwick Water Works Co. a few years later in 1896.⁸³

Through the end of the century, the census shows that Hartwick’s economy was based mainly in small businesses, including mills, which generally did not employ people beyond the family for sustained periods. In censuses recorded through 1892, men were listed as laborers rather than as workers for specific concerns, except for a few clerks in the stores on Main Street and a few young and unmarried women working for tailoring and dressmaking enterprises. Work and home were closely tied physically, much as they were over the surrounding agricultural landscape. It is also of interest to note that as the century passed, Hartwick aged. The 1892 census

⁷⁶ Loose-leaf notebook collection, Hartwick Historical Society, page 68.

⁷⁷ Weeks, *History*, 77.

⁷⁸ Weeks, *History*, 77.

⁷⁹ Weeks, *History*, 77.

⁸⁰ Weeks, *History*, 77.

⁸¹ Loose-leaf notebook collection, Hartwick Historical Society, page 68.

⁸² *Oneonta Herald*, 21 November 1879. Transcribed in Loose-leaf notebook collection, Hartwick Historical Society.

⁸³ Hartwick Historical Society Collection No.245.98 includes a leaflet issued by the water company ca.1900.

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records a surprisingly low percentage of school-aged children living in the hamlet. Declining birth rates of the time surely contributed to this, but the equally high percentage of people past 50 years of age suggests that during the previous two or three decades, a significant number of Hartwick's young people had moved away, leaving their parents behind.

This may account for the tendency noted in 1879 for remodeling existing building stock rather than rebuilding, as older people may have preferred their accustomed dwellings and tastes even as they liked more space and modern conveniences. Hartwick retains a preponderance of essentially Greek Revival dwellings in a hamlet that remained prosperous throughout the period when the Italianate superseded this older taste. Houses in Hartwick are more likely to exhibit Italianate details applied to older structures than to have been built in the later style. In the Main Street commercial district east of the creek, there were several remodeled and new commercial buildings using the Italianate style. These were all subsequently torn down and replaced, mainly in the historic period.

Late in the century, as Victorian eclectic styles superseded the Italianate in rural central New York, a few Hartwick residents built new houses exhibiting aspects of the Queen Anne style. Examples built before the turn of the century tend to be fairly high style, suggesting that people who adopted the taste in this period were generally well-to-do. A few fully developed examples face Main Street. More residents added the capacious open porches popularized by this taste. As domestic habits changed, these porches afforded extra space in warm months. At the same time, their size and prominence gave the impression of newness to older dwellings.

Trolley Years, 1901–1940

The arrival of the electric railway, or trolley, in Hartwick at the turn of the twentieth century brought rapid changes to the hamlet's economy and social structure and, by extension, to its streetscape. Interurban electric railways linked numerous small communities as well as cities throughout the eastern United States beginning in the 1880s, and the network quickly expanded during the 1890s and early 1900s. These superseded stagecoach lines in some regions in the era when most relied on horse-drawn transportation and before automobiles were especially common. What became the Southern New York Railway in 1918 was known by several earlier monikers indicating the villages it connected, beginning with Oneonta's street railway opened about two decades earlier. Hartwick residents were eager for the line proposed in the late 1890s to pass through their hamlet and helped the New York City investors represented by Henry T. Jennings to assemble the right-of-way up the Otsego Creek valley. During 1901, the route pushed through Laurens and reached Hartwick. From

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there, it turned northeast following the highway to Index (the most shallow pass over the ridge) and then continued up the Oaks Creek valley through Fly Creek. It eventually reached Richfield Springs and then Herkimer in the Mohawk Valley.⁸⁴

Hartwick was the midpoint between Oneonta and Richfield, and until 1912, the trolley company offices were located in the hamlet on newly platted Poplar Avenue. The frame powerhouse stood farther south, also east of South Street. This burned in 1904 and was quickly replaced with a brick one constructed on the same site. A brick car barn was built just south of where the tracks crossed Main Street at the east end of the hamlet. After the one in Oneonta burned in 1910, this was the company's only car barn.⁸⁵ The 1903 *New Century Atlas* survey showed early changes in Hartwick like newly platted Poplar Avenue with no dwellings yet built, the railroad itself and its brick car barn, and two businesses adjacent to the tracks—the Hartwick Coal and Feed Company and the creamery. Of these, Poplar Avenue and the feed store survive as well as parts of the adjacent right-of-way.

The 1905 census reveals significant changes in Hartwick's economy over the previous decade. A notable number of men, mainly in their twenties and thirties, were listed with a variety of occupations on the railway including mechanics, a ticket agent, conductors, motormen, and others. Many of these men were married and had school-aged children, who shifted the hamlet's age demographic rapidly downward. The 1915 census listed 36 households on South Street, nearly all headed by men working on the railway. On Poplar Avenue, there were six dwellings headed by men with similar occupations. Only one resident on Mill Street worked in the sash and blind mill at the end of the block; the remaining ten households were also headed by men on the railway.⁸⁶ The census coincides with the architectural record of South Street and Poplar Avenue, where new modest bungalow, four-square, and vernacular Queen Anne houses were constructed. While bungalows and four-squares exemplified emerging American architectural taste, the Queen Anne was a look backwards to the nineteenth century. Most of these houses were probably built using published builder's plans, and quite a number mix details, massing, and forms drawn from a variety of higher style examples and apply details to plainly constructed buildings. Houses on Mill Street, which was opened a little earlier, appear to have been built for mill workers. Several of these were later updated with early twentieth century details.

The most highly developed and largest example of domestic architecture dating to this period is the handsome and well-preserved dwelling standing on the former site of the steam saw mill near the north end of

⁸⁴ Nadine Phillips, "The Trolley in Hartwick," *Heart*, 210.

⁸⁵ Phillips, "Trolley," *Heart*, 212.

⁸⁶ The manuscript censuses recorded in 1905 and 1915 are located in the Otsego County Clerk's Office, Cooperstown, NY.

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Wells Avenue. The main block of the house retains its strictly symmetrical plan with a center entrance. The building rests on an English basement built of the rusticated concrete blocks popular at the time. Its finishes, except for the Tuscan columns gracing its entrance porch and open porches on the south side and back wall, are largely Craftsman. These include deep eaves and a shingled upper story with a slightly flared lower edge. In contrast, a largely Queen Anne house built on South Street uses the same materials to very different effect.

At the same time that housing stock expanded, Hartwick hotels and small restaurants benefitted from both passenger trade and business from rail workers who lived at other places along the line. Five hotels thrived in the hamlet in this period: the Brooklyn House, the rather plain Commercial Hotel on the north side of Main Street, the narrow Cottage Hotel on the south side of the street, the Otsego Valley House (the oldest hotel, still standing on Main Street), and Sliter's boarding house (a large frame building with mixed Queen Anne and Craftsman massing and details, now housing the VFW), a few doors east of that.⁸⁷ In 1908, Kinne Bush & Company opened a bank in the McClelland Block on the north side of Main Street. This handled the trolley payroll and allowed people a safe place to store cash that would otherwise have been kept at home. It moved to its new little Georgian Revival brick building, which still houses a bank today, about the time it became a national bank in March 1920.⁸⁸ When the railway company moved its offices to Cooperstown in 1912, the old office building was moved from Poplar Avenue to the east end of Main Street and renamed the EMBA Hall for the Employees Mutual Benefit Association.⁸⁹ Here there was gymnasium and a stage used by many people in the community. The hamlet also had its own weekly newspaper, the *Hartwick Reporter*, published from 1915 through 1941.

A new school designed by Utica architect Linn Kinne at a cost of \$60,000 opened at the north end of Mill Street, then renamed School Street, in 1921. The new two-story U-plan brick school building has a neoclassical center entrance and pilasters characteristic of American school design in this era. The tapestry brick panels on end walls of the south-facing legs of its front façade added a modern touch to walls that were unrelieved by fenestration. The building superseded the old Union Free school, built in 1878 on South Street, and provided space for all the hamlet's school children through high school. This was not a consolidated

⁸⁷ Phillips, "Trolley," *Heart*, 212.

⁸⁸ Weeks, *History*, 81. Weeks relates the story of Mr. Wilson, who brought home the gold from selling his hops one evening. The house burned that night, and all of its occupants died. The gold was never found.

⁸⁹ Phillips, "Trolley," *Heart*, 215.

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Hartwick Historic District
Hartwick, Otsego County, New York

National Register of Historic Places Continuation Sheet

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district, however, and at least one district in the larger town of Hartwick maintained its own school until 1944.⁹⁰ The old school was sold, and it was used as an auto repair shop and gas station into the 1940s or 1950s. Its site is now a park. The one-room Brooklyn schoolhouse was remodeled as a dwelling. The EMBA Hall served as the new school's gym and theater.

The 1925 census displayed an even greater dependence upon the railway for employment in Hartwick. The difference between this enumeration and that of 1892 indicates the shift felt in many American towns and villages from small, locally owned, individually operated businesses to the dependence upon a single employer for a livelihood. One writer notes that "it [the railway] meant just about everything" to Hartwick at this period. While there were still many Main Street businesses with origins in the nineteenth century, the trolley generated a significant part of the income spent there. This census also noted workers at the Borden milk processing plant alongside the rails, a chicken culler working at the hatchery located north of the new brick school, a telephone switchboard operator, a few women doing clerical work, and one employed as a "typewriter." By this time, too, several men were employed in trades related to automobiles, running garages and gas stations—harbingers of the coming motor age and the trolley's demise.⁹¹

The Depression following the stock market crash in November 1929 was exacerbated in Hartwick by the folding of the trolley company. Several factors preceded the crash. In 1925, the car barn in the hamlet burned to the ground with the consequent destruction of eight cars at a loss of \$200,000. The barn was never rebuilt. The loss of so many cars resulted in reduced passenger service, but by this time more and more people relied on personal automobiles. In 1928 ridership remained fairly strong, with 61,403 passengers recorded. Only three years later, this number plummeted to 14,118. Passenger service was discontinued two years later, but the trolley continued to carry freight—feed and coal north and crushed limestone for paving roads south from Jordanville—until 1940, when the Southern New York requested permission to abandon 44 miles of track between Herkimer and Oneonta. Within two years, the rails were lifted for reuse in other places or taken for scrap when the nation went to war.⁹²

While Main Street was paved in the early 1920s, the north-south highway on the east side of Otego Creek (now designated NY 205) was not until 1933. In a dual irony, this coincided with the year the trolley

⁹⁰ Cooperstown Graduate Program of History Museum Studies, State University College at Oneonta, and New York Historical Association. *Building Citizens: A History of Public Schools in Otsego County* (Cooperstown, New York: Smithy-Pioneer Gallery Publications: [1988]): 23.

⁹¹ The manuscript census recorded in 1925 is located in the Otsego County Clerk's Office, Cooperstown, New York.

⁹² Phillips, "Trolley," *Heart*, 216–7.

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discontinued passenger service, and stone used to make the road bed was assuredly hauled over the rails.⁹³ Pearl Weeks, a local amateur historian, listed Hartwick businesses in 1934, lamenting the loss of many small, local shops and mills of the nineteenth century that went under when “big business stretched out its hand” and Hartwick enterprises “could not compete with the low prices, quantity production, and fast transportation of goods.” She believed that the paving had increased the number of businesses in the hamlet.⁹⁴

World War II and later

Through the war years, Hartwick remained a relatively stable commercial, civil, and religious center for local people. By the mid-1950s, however, change already afoot in the 1930s and 1940s throughout the region was displayed in a variety of ways. Many longtime Hartwick residents point to the gradual shift in the schooling of the hamlet’s children as a leading cause of the economic decline of Main Street and also of Hartwick’s diminished sense of community. The wheels of this change were driven by the push to consolidate first single-town school districts and then to create multiple town districts in New York begun before the turn of the century. Regulations enforced via the New York State Department of Education allowed districts to contract with other districts to educate their students in 1897. In the period after World War I, rural schools came under intense scrutiny for the poor performance of their students relative to their high per capita costs, and in 1925 New York passed the Central School Act. This law encouraged consolidation by authorizing payment of half a district’s transportation costs—made easy by gasoline-powered school buses—and a quarter of its cost for building a central school in a consolidated district. Unlike many towns in Otsego County, Hartwick never consolidated.⁹⁵ By the post-war era, finishing high school was a generally accepted standard for school children, and in 1957 Hartwick’s last high school class graduated from the brick school. After that, Hartwick’s high school students traveled to Cooperstown, which consolidated in 1944. A year later, the seventh and eighth grades joined them. Through the 1976-77 academic year, kindergarten through sixth grade continued at the brick school, but in the fall of 1977, no classes were held in the building.⁹⁶

This change reflected larger shifts in social and economic patterns. Even though increasing automobile ownership contributed to the demise of the electric railway, most traveled within a fairly small radius much of the time, at least until wartime rationing ended. Even with rapidly expanding availability of manufactured

⁹³ Weeks, *History*, 88.

⁹⁴ Weeks, *History*, 79.

⁹⁵ *Building Citizens*, 22–23.

⁹⁶ *Heart*, 151–4.

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goods, Hartwick's reasonably strong agricultural economy may have helped to preserve its community services into the 1950s. Photographs of Main Street's commercial district during the 1940s and 1950s show a place with numerous small, well-kept businesses occupying nineteenth-century storefronts. About 1960, three of these—the former Harrington & Church store built in the early 1800s, the Cottage Hotel, and the Sergeant Block, built in the latter half of the century—were razed to make way for a Mid-Century Modern market dubbed the Peter Pumpkin. This single-story building with large display windows (the openings are now reduced), made possible by the laminated truss roof system, which projects from the front façade, was a radical departure from the hamlet's established appearance. Unlike all of the hamlet's other commercial buildings, which opened almost directly onto the road, the new market was set back to allow customers to park their cars in front. On North Street, a more traditional frontal-gable façade fronted the arch-trussed John Deere dealership opened about the same time. Like the market, it was set back to allow parking in front, adjacent to the highway.

While the John Deere dealership reflected the agricultural economy of the surrounding area at the time, its setback indicated the shift to a more mobile society as much as that of the new market. Their setbacks were harbingers of an even more mobile customer who would abandon shopping in the hamlet altogether and travel farther and farther afield in coming decades. By the mid-1970s, the new market stood empty. In 1979, the Association for Retarded Citizens (ARC) contracted to use the building. The ARC later adopted the John Deere building on North Street too. By this period, the Phillips Lumber Mill, opened in the 1940s adjacent to the former trolley right-of-way at the end of Poplar Avenue, was about the only employer in the hamlet. The mill on the Otego Creek, around which the hamlet grew up in the early 1800s, closed in the 1950s.

The local economy changed as nearby farms ceased operations during the 1970s and 1980s. People who had farmed now worked elsewhere, often in Cooperstown or Oneonta or even farther afield, or they supplemented their farm income with additional work. This shifted the customer base for Hartwick businesses to other places, and the hamlet became increasingly a bedroom community oriented to larger communities for education, employment, and shopping. Some nineteenth-century commercial buildings were removed in the latter decades of the twentieth century leaving open lots adjacent to the old hotel. Two storefront buildings have recently been acquired by owners working to renovate and use them for community activities. At the south end of the hamlet, a convenience store was built in the 1980s. This marks the edge of the hamlet in that direction. Despite losses, Hartwick retains three active church congregations, the ARC, and the town government offices, including the town library. These continue to draw people from the town into the hamlet. While the ARC and the town offices are all housed in post-war buildings, all three churches still use their mid-nineteenth-century buildings. Hartwick's domestic architecture inventory dating to the historic period has survived generally intact

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in terms of massing, density, and setback. Its architectural record indicates very little new construction during this period save domestic garages. In earlier decades, Hartwick's citizens indicated prosperity by modernizing their homes with new wood sash and additions, and some owners have replaced exterior finishes with non-historic materials popular in the past few decades. By and large, the new aluminum building components of the early space age are unusual in the hamlet. More common are the addition of vinyl siding and sash replacement. Alteration of fenestration is relatively atypical. In a few cases, historic houses have been replaced by trailers, and in two cases, a house trailer has been added as a second dwelling on a historic-period house lot. On Weeks Road, two house lots with long driveways approaching modular dwellings have been recently subdivided, but there is no other infill within the hamlet. The current extent of development is very similar to mapping surveyed in the early twentieth century, and the boundary of the National Register Historic District reflects that commonality.

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National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Source key:

HHS = Hartwick Historical Society collections, Kinney Memorial Library, 3140 CR 11, Hartwick, New York
NYSHA = New York State Historical Association library, Cooperstown, New York
On-line sources individually cited
OCCO=Otsego County Clerk's Office, Cooperstown, New York

Maps

- Beers, F. W. *Atlas of Otsego County, New York*. New York, New York: F. W. Beers, A.D., Ellis, and G. G. Soule, 1868. (NYSHA)
- Century Map Company. *New Century Atlas of County of Otsego, New York*. Philadelphia, Pennsylvania: [s.n.], 1903. (NYSHA)
- Gates, C. *Map of Otsego County, New York*. Philadelphia, Pennsylvania: A. O. Gallup & Co., 1856. (NYSHA)
- Sanborn Fire Insurance Company. *Map of Hartwick*, 1916. (NYSHA-microfilm)
- United States Geological Survey. *Hartwick Quadrangle*, 1912. 15-minute series.
[www.http://docs.unh.edu/NY/hrtw12ne.jpg](http://docs.unh.edu/NY/hrtw12ne.jpg).

Primary Sources

- Child, Hamilton. *Gazetteer and business directory of Otsego County, N. Y. for 1872-3*. Syracuse, New York: Printed at the Journal Office, 1872. (NYSHA)
- French, J. H. *Gazetteer of the State of New-York: embracing a comprehensive view of the geography, geology, and general history of the state, and a complete history and description of every county, city, town, village and locality with full tables of statistics, etc.* Syracuse, New York: R. P. Smith, 1860. (NYSHA)
- A Gazetteer of the State of New-York: comprising its topography, geology, mineralogical resources, civil divisions, canals, railroads and public institutions; together with general statistics; the whole alphabetically arranged; also, statistical tables, including the census of 1840; and tables of distances; with a new township map of the state, etc.* Albany, New York: J. Disturnell, 1842. (NYSHA)
- Gordon, Thomas Francis, 1787-1860. *Gazetteer of the state of New-York: comprehending its colonial history; general geography, geology, and internal improvements; its political state; a minute description of its several counties, towns, and villages, etc.* Philadelphia: 1836. (NYSHA)
- Hartwick Reporter*. 1915-1941. Microfilm. (NYSHA)

See continuation sheet

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Hartwick Historic District
Hartwick, Otsego County, New York

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Hough, Franklin Benjamin. *Gazetteer of the State of New York, embracing a comprehensive account of the history and statistics of the state; with geological and topographical descriptions, etc.* Albany New York: A. Boyd,

New York State. *Censuses for 1855, 1865, 1875, 1905, 1915, and 1925.* (OCCO)

Photograph collection and primary source files (cited by file numbers). (HHS)

Spafford, Horatio Gates. *A Gazetteer of the State of New-York: carefully written from original and authentic materials, arranged on a new plan, in three parts, etc.* Albany, New York: H.C. Southwick, 1813. (NYSHA)

Spafford, Horatio Gates. *A Gazetteer of the State of New York: embracing an ample survey and description of its counties, towns, cities, villages, canals, mountains, lakes, rivers, creeks, and natural topography.* Albany, New York: B. D. Packard, 1824. (NYSHA)

United States of America. *Censuses for 1850, 1860, 1870, and 1892.* (OCCO)

Secondary Sources

Augur, Kenneth. *John Christopher Hartwick. His Patent and His School.* Hartwick, New York: s.n., 1976. (NYSHA)

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Heart of Otsego County. Hartwick, New York. Hartwick, New York: Syllables Press, 2002.

[Hurd, Duane Hamilton]. *History of Otsego County, with illustrations and biographical sketches of some of its prominent men and pioneers.* Philadelphia: Everts & Fariss, 1878. (NYSHA)

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———. *Pioneer industries.* [Hartwick, N.Y. : s.n.], 1967. (NYSHA)

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Section number 10 Page 1

Verbal Boundary Description

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

Boundary Justification

The boundary of the Hartwick Historic District encompasses the area considered part of the hamlet by 1903, when it was mapped by the Century Map Company. Beyond this line, a clear visual delineation between the densely developed unincorporated hamlet and open land illustrates and preserves this boundary.

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Section number photos Page 1

Photographer: Jessie A. Ravage
34 Delaware Street
Cooperstown, NY, 13326
607-547-9507
jravage@stny.rr.com

Date: March 2103

- 0001:** NY 205 entering hamlet of Hartwick from the north (camera facing south)
- 0002:** NY 205, east side from 3650 (camera facing south)
- 0003:** NY 205, west side, nos. 3633, 3637, and 3641 (camera facing northwest)
- 0004:** NY 205, east side, nos. 3628 and (camera facing northeast)
- 0005:** NY 205, west side, no.3623 (camera facing west)
- 0006:** Peters Mansion, 15 Earls Road (camera facing north)
- 0007:** CR 11, south side, nos. 3097 and 3099 (camera facing northeast)
- 0008:** CR 11, south side, nos. 3092 and 3094 (camera facing south)
- 0009:** CR 11, no. north side, 3095 (camera facing northeast)
- 0010:** CR 11, nos. 3087 and 3089 (camera facing northeast)
- 0011:** CR 11, south side, nos. 3084, 3082, and 3080 (camera facing south-southwest)
- 0012:** CR 11, north side, nos. 6079 and 6083 (camera facing northeast)
- 0013:** CR 11, south side, nos. 3074, 3072, and 3070 (camera facing southwest)
- 0014:** CR 11, south side, no. 3050 (camera facing southeast)
- 0015:** CR 11, south side, no. 3042 (camera facing south)
- 0016:** CR 11, south side, nos. 3028 and 3030 (camera facing southeast)
- 0017:** CR 11, south side, nos. 3004, 3022, 2998 (camera facing southeast)
- 0018:** West Hill Rd, no. 105 (camera facing south)
- 0019:** Weeks Rd, nos. 123 and 127 (camera facing northwest)
- 0020:** NY 205, east side, nos. 3590 and 3592 (camera facing northeast)
- 0021:** NY 205, west side, nos. 3581 and 3579 (camera facing southwest)
- 0022:** NY 205, east side, nos. 3562 and 3560 (camera facing southeast)
- 0023:** NY 205, west side, nos. 3563, 3559, and 3555 (camera facing southwest)
- 0024:** NY 205, east side, nos. 3584, 3580, and 3578 (camera facing south)

See continuation sheet

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- 0025:** NY 205, east side, nos. 3552, 3550, and 3542 (camera facing southeast)
- 0026:** Poplar Av, south side (camera facing east)
- 0027:** NY 205 and Park Av (camera facing northeast)
- 0028:** CR 11, north side, no. 3109 (camera facing northeast)
- 0029:** CR 11, north side, no. 3115 (camera facing north)
- 0030:** CR 11, south side, nos. 3116, 3112, and 3110 (camera facing southwest)
- 0031:** CR 11, north side, nos. 3117 and 3121 (camera facing northeast)
- 0032:** CR 11, south side, nos. 3136 and 3134 (camera facing southwest)
- 0033:** CR 11, north side, nos. 3141 and 3149 (camera facing northeast)
- 0034:** CR 11, south side, no. 3142 (camera facing west)
- 0035:** CR 11, south side, nos. 3152, 3146, 3140 (camera facing east)
- 0036:** Wells Av, west side, nos. 7, 9, 11, 13 (camera facing northwest)
- 0037:** Wells Av, east side, nos. 16, 20, and 22 (camera facing northeast)
- 0038:** Hartwick School, 32 Wells Av (camera facing northeast)

See continuation sheet

179.15 Acres



4723300

4722600

495300

496000

496700



1:6,000
1 in = 500 ft

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



Hartwick HD Boundary
 Railroad (Removed)
 Non-contributing

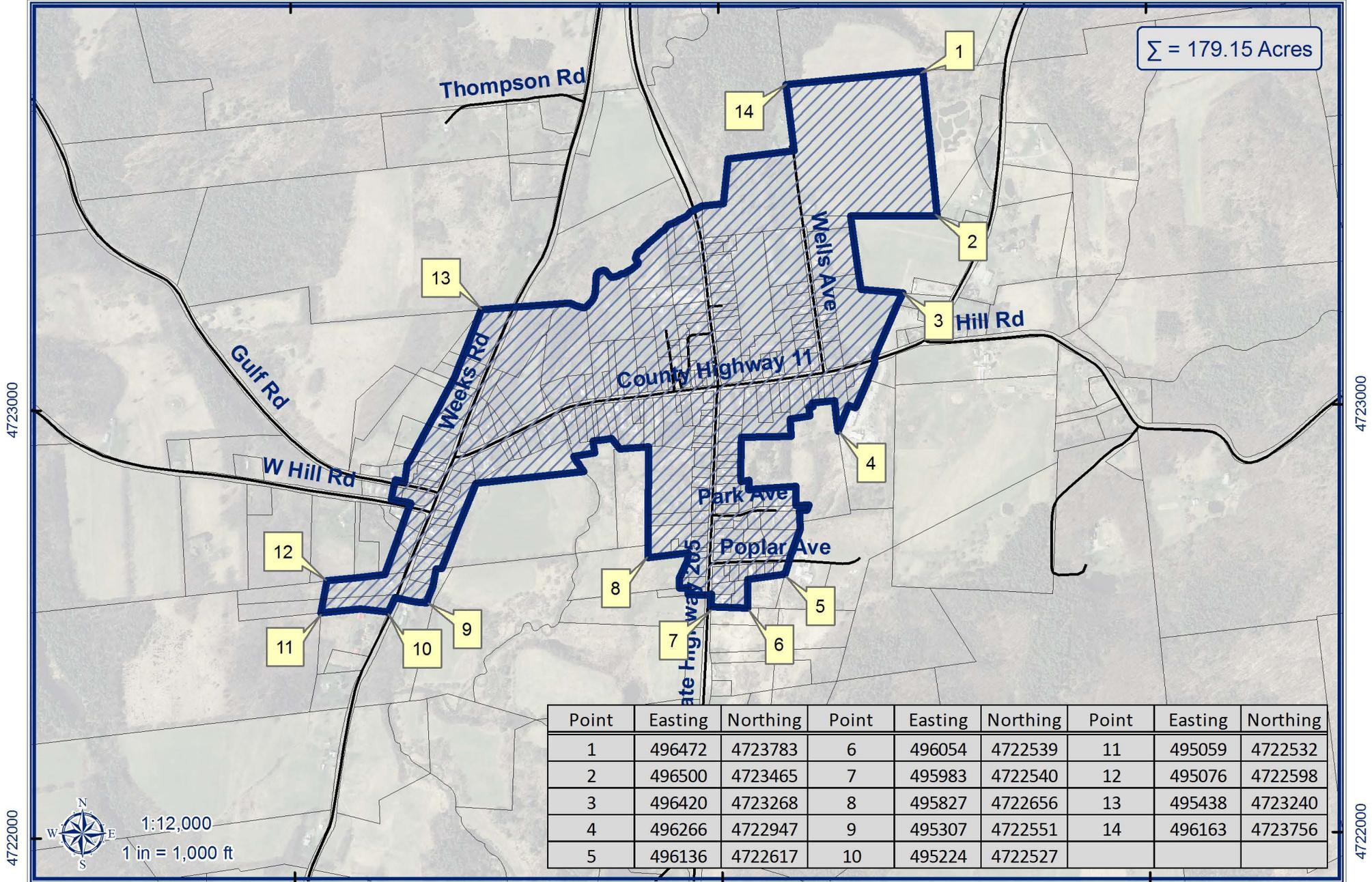
Tax Parcel Data:
Otsego Co. RPS



Hartwick Historic District

Town of Hartwick
Otsego County, NY

$\Sigma = 179.15$ Acres



Point	Easting	Northing	Point	Easting	Northing	Point	Easting	Northing
1	496472	4723783	6	496054	4722539	11	495059	4722532
2	496500	4723465	7	495983	4722540	12	495076	4722598
3	496420	4723268	8	495827	4722656	13	495438	4723240
4	496266	4722947	9	495307	4722551	14	496163	4723756
5	496136	4722617	10	495224	4722527			

4723000
4722000
1:12,000
1 in = 1,000 ft

495000 496000 497000

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

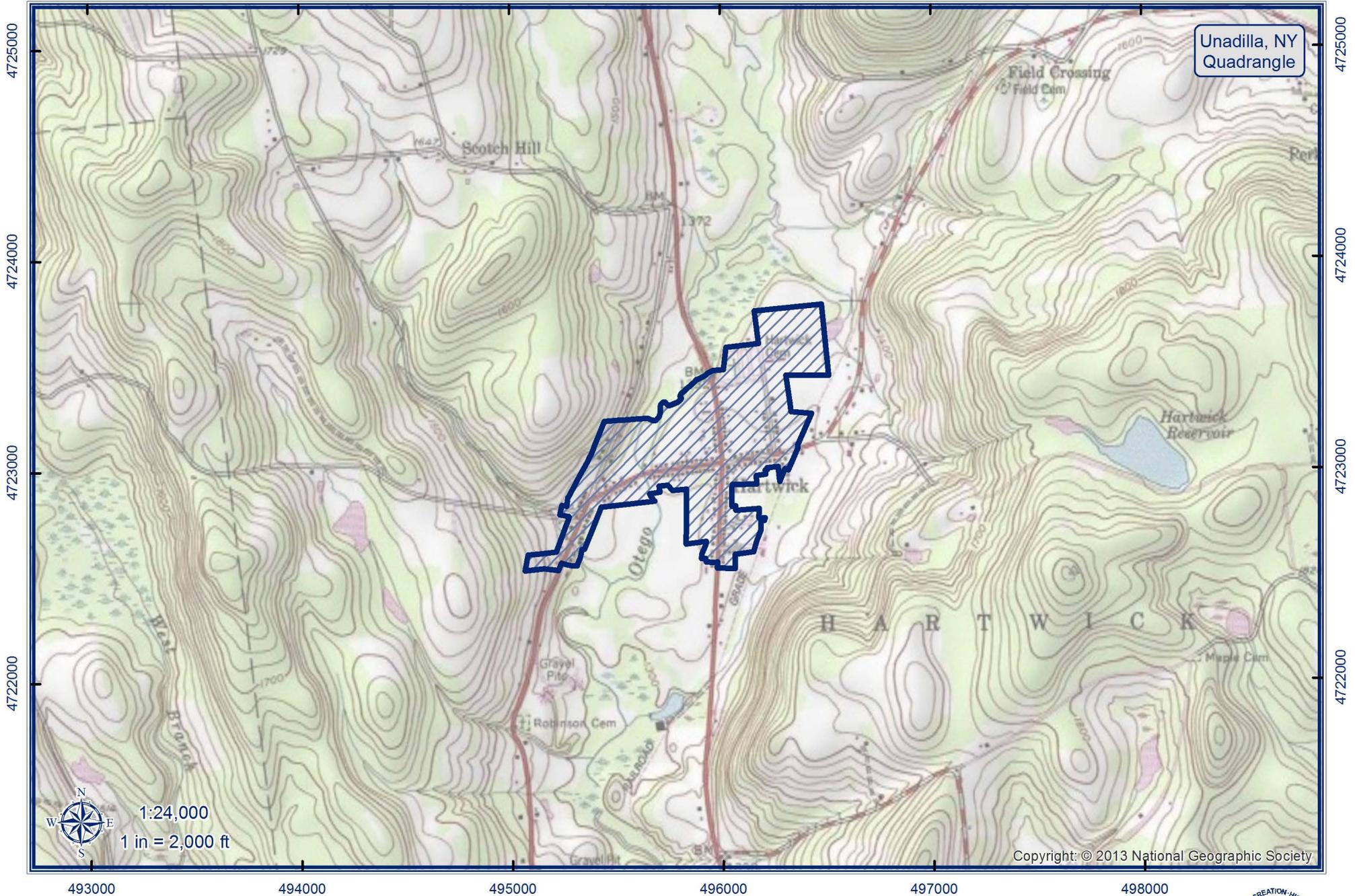


Tax Parcel Data:
Otsego Co. RPS
<http://imo.otsegocounty.com/>



Hartwick Historic District

Town of Hartwick
Otsego County, NY



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



 Hartwick Historic District

Tax Parcel Data:
Otsego Co. RPS
<http://imo.otsegocounty.com/>





SCHOOL
BUS STOP
AHEAD

H RTW













JERRY BUILD

AMERICAN
LEAGUE

PITCH TOURNAMENT
SIGNUP 10 AM -
STARTS AT 1 PM
SAT. 4.15



Citizens Bank



HOME
LOAN









RENEE AGENCY
REAL ESTATE
100 HARRY RAE

WILLIAM HENRY RAE
1811-1884









3042





















7 05

CNGO























21





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hartwick Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Otsego

DATE RECEIVED: 7/05/13 DATE OF PENDING LIST: 7/29/13
DATE OF 16TH DAY: 8/13/13 DATE OF 45TH DAY: 8/21/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000610

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8.20.13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

TOWN OF HARTWICK
Town Supervisor
PO Box 240
Hartwick, NY 13348
Phone: 607-293-8134 Fax: 607-293-7914
NYS TDD relay #: 1-800-662-1220

June 05, 2013

Kathleen LaFrank
Division for Historic Preservation
NY State office of Parks, Recreation and Historic Preservation
Peebles Island
PO Box 189
Waterford, NY 12188-0189

RE: Town of Hartwick Hamlet Historic District and Old Hartwick Village Cemetery

Ms. LaFrank,

This letter is intended to serve as support for the above referenced project. The Town Board is proud to have this opportunity for the Town and its constituents. We hope to hear positive results from the upcoming review hearing.

Please let us know if there is anything else we can do to assist this project in moving forward.

Sincerely,

David J. Butler, Supervisor
Hartwick Town Board, et al

The Town of Hartwick is an equal opportunity provider and employer. Discrimination is prohibited by Federal Law. To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, Washington, DC 20250-9410, or call (202) 720-5964 (voice or TDD).

June 10, 2013

Kathleen LaFrank
Division for Historic Preservation
NY State Office of Parks, Recreation and Historic Preservation
Peebles Island
PO Box 189
Waterford, NY 12188-0189

It was a pleasure to hear your presentation to the Hartwick community. You clarified misconceptions and explained the benefits of having Hartwick listed as an historic district. Being listed in the registry is a source of pride in Hartwick's history, and an opportunity to preserve its properties.

I hope the State Review Board will deem our hamlet worthy of preservation. I was a member of Hartwick's Comprehensive Planning Committee, and am a member of the Hartwick Historical Society. Our Historical Society works diligently to preserve and celebrate Hartwick's history, as well as to seek positive direction for its future.

Thank you for helping the Town of Hartwick to further its goals.

Sincerely yours,

A handwritten signature in cursive script that reads "Sandra M. Austin". The signature is written in black ink and is positioned below the typed name.

Sandra M. Austin
Owner of properties 7 and 9 Wells Avenue, Hartwick

June 10, 2013

Kathleen LaFrank

SHPO

Peebles Island

PO Box 189

Watford, NY 12188-0189



Dear Kathleen,

Please consider this letter as support for the State and National nomination to the Historic Register for the Hamlet of Hardwick and Old Hardwick Village Cemetery in Hardwick, NY.

We have recently purchased the building at 3089 Co Hwy 11, Hardwick and are working towards it being a viable cornerstone on the main street. We look forward to becoming an historic district so that hamlet residents may enjoy tax credits.

Thank you for considering our nomination.

Sincerely,

Marie & Mark Waro

2415 Co Hwy 11

Mt. Vision NY 13810

Kathleen LaFrank
Division for Historic Preservation
NY State Office of Parks, Recreation and Historic Preservation
Peebles Island
PO Box 189
Waterford, NY 12188-0189
June 4, 2013

Dear Kathleen LaFrank:

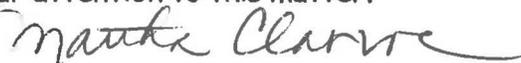
I am writing to express my strong support of the designation of the proposed Hartwick Historic District. Since my husband and I are renovating a commercial building in the Hartwick hamlet we are personally interested in supporting the efforts of the town Hartwick Historical Society in seeing a historic district created in Hartwick. But we also hope that this will result in improvements to many of the homes and businesses in Hartwick. Our community is really in need of a "face lift" in order to save the very existence of the hamlet proper. Our building was on the verge of roof damage that may have resulted in the loss of the whole 1860s structure.

Hartwick has lost many of it's old buildings but it's never too late to protect what we have left. The fairly new "grow local" movement will hopefully bring a long awaited economic shot in the arm to Hartwick and we hope that our building can be a part of this development. With historic tax credits we will be more likely to finish this project.

Thank you for supporting the creation of the Hartwick Historic District.

Thank you for your attention to this matter.

Sincerely,



Martha Clarvoe

119 East Hill Rd.

Hartwick, NY 13348



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643



Andrew M. Cuomo
Governor
Rose Harvey
Commissioner

27 June 2013

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

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose two National Register nominations to be considered for listing by the Keeper of the National Register. Both nominations are submitted on discs:

Hartwick Historic District, Otsego County
Old Hartwick Village Cemetery, Hartwick Vicinity, Otsego County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office