

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received **AUG 25 1983**  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic

and/or common Bath Village, ~~Multiple Resource Area~~ <sup>MRA</sup>

2. Location

street & number

not for publication

city, town Bath

vicinity of

state New York

code 036

county Steuben

code 101

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> MRA	<input type="checkbox"/> NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Deeds

street & number East Pulteney Square

city, town Bath

state New York

6. Representation in Existing Surveys

title Statewide Inventory of Hist. Resources has this property been determined eligible? ☐ yes ☒ no

date 1981

☐ federal ☒ state ☐ county ☐ local

depository for survey records Office of Parks, Recreation and Historic Preservation  
Division for Historic Preservation

city, town Albany

state New York

## 7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <input type="text" value="NA"/>

### Describe the present and original (if known) physical appearance

The historic resources of the village of Bath were identified by means of a comprehensive architectural/historic survey completed in March 1981 by Herschensohn & Reed Associates, historic preservation planners. The survey was begun in 1970 by Merrill Roenke, curator of Rose Hill in Geneva, New York, who surveyed the county office buildings on the east side of Pulteney Square. The remaining structures on Pulteney Square were inventoried in 1978-1979 by a group of Bath volunteers whose work was supplemented by a study of the First Presbyterian Church by Howard Ibers, architectural historian. Under the guidance of the State Historic Preservation Office, Herschensohn & Reed Associates coordinated past survey efforts and conducted additional research to produce a comprehensive survey of all historic structures within the village of Bath that appeared to possess architectural and/or historic integrity.

The structures, documented on New York State building/structure inventory forms, were evaluated according to the National Register criteria. The Bath Village Multiple Resource nomination consists of the two historic districts and the eleven individual properties within the boundaries of the village that were determined to meet the criteria for architectural and/or historic significance. Other properties may be proposed in the future if additional information becomes available to substantiate their significance. No survey for archaeological resources was undertaken. There are no properties in the village of Bath already listed on the National Register.

The village of Bath is located on the wide flood plain of the northern bank of the Cohocton River, a tributary of the Susquehanna River. It is surrounded by the rural, agricultural town of Bath in central Steuben County. The Cohocton River, which flows east towards the Susquehanna, had an important influence on Bath's early economic development as the major source of power and transportation.

The village plan, designed by Thomas Rees, Jr. in 1794, provided for two open squares, Pulteney and St. Patrick's (now called Washington Park). They are connected by Liberty Street, the main north-south axis along which early commercial development occurred. Residential districts developed along secondary routes, including Morris Street (the southern boundary of Pulteney Square), Steuben Street (the northern boundary of the square) and Gansevoort Street (parallel to and east of Liberty Street). Washington Street, also one of the first residential streets, is the major east-west route bisecting Washington Park. Pulteney Square became the focal point of the young community in the early nineteenth century; Washington Park never developed into Pulteney Square's northern complement as envisioned by the village's planners. The original plan of the village remains unchanged.

The historic building stock of the village is comprised of a broad range of architectural styles popular during the nineteenth and early twentieth centuries. Styles of the second half of the nineteenth century predominate, reflecting Bath's most prosperous period. Romanesque Revival and Italianate style attached brick rows are most common in the commercial sections of the village. Residential areas contain Greek Revival, Italianate, Gothic Revival, Queen Anne and Colonial Revival style dwellings as well as transitional and eclectic examples of the various styles and periods. Bath's large, imposing civic buildings, including the Steuben County Courthouse, the County Clerk's Office, the Surrogate Office, the Municipal Building, Lyon Elementary School, and the U.S. Post Office, are designed in a broad range of styles from mid-nineteenth century Greek Revival to early twentieth century Colonial Revival. The two Gothic Revival style ecclesiastical structures, the First Presbyterian Church and the St. Thomas Episcopal Church, date from the 1860's. Materials used in construction include wood, brick and stone.

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The Liberty Street Historic District encompasses 76 commercial, residential, civic and religious structures in the historic core of the village. Pulteney Square, the three-acre landscaped village green around which the earliest settlement developed, is the focal point of the district (Photos #1 and #2). The district includes the only extant historic commercial buildings in the village, the Romanesque Revival and Italianate brick rows north of Pulteney Square (Photos #3 and #4). The commercial rows, located on both sides of Liberty Street between Pulteney Square and William Street, on the north side of East and West Steuben Street and on both sides of Buell Street, are generally two- to three-story attached brick structures, featuring ornate cornice and window detailing. Fenestration is often irregular. The Romanesque Revival style buildings are distinguished by their corbelled brick cornices; Italianate style buildings are distinguished by applied wooden or metal cornices, often embellished with brackets, modillions and/or dentils. Particularly notable is the A.S. Howell Building (7 Liberty Street, Photo #5), an Italianate style commercial structure featuring an intact cast-iron facade.

The northern portion of the district (Photo #9) contains a concentration of fashionable mid- to late nineteenth century residences designed in a variety of styles, including the Gothic Revival (226 Liberty Street), the Italianate (the B.F. Young House, 209 Liberty Street, Photo #11), the Italian Villa (the A.P. Ferris House, 209 Liberty Street), and the Queen Anne (the Jones House #1, 223 Liberty Street, Photo #10). With the exception of 213 Liberty Street, which is a brick structure, the dwellings included in the district are executed in wood.

Also located in the Liberty Street Historic District are the village's sole surviving historic ecclesiastical structures, the First Presbyterian Church (South Pulteney Square, Photo #1), and the St. Thomas Episcopal Church (122 Liberty Street, Photo #8), as well as the only historic school, the Lyon Elementary School. The churches are both imposing Gothic Revival style stone structures; the Presbyterian church on South Pulteney Square complements the imposing complex of civic structures on the east side of the square (Photo #2); the Episcopal church dominates the block between the commercial and residential sections of the district. The school, a large brick structure with stone trim, is a key visual element in the residential neighborhood. An expanded description of the Liberty Street Historic District is included on the enclosed New York State Historic District Inventory Form.

The Gansevoort/East Steuben Streets Historic District (Photo #17) contains the only extant, intact enclave of nineteenth-century middle-class residences. They are located on both sides of two of the oldest streets in the village, Gansevoort and East Steuben Streets. The styles in which the 22 dwellings are designed range from Greek Revival to Colonial Revival and date from c. 1830-1908. With the exception of 117 East Steuben Street (an altered, brick and stone octagon house) and the McMaster/Parkhurst House (a brick Greek Revival style house), the dwellings in the district are executed in wood. Although two residences (115 East Steuben Street, an Italianate style frame dwelling, and 117 East Steuben Street, a masonry octagon house) were joined and converted into office space for the Steuben County Offices, the residential quality of the neighborhood predominates. Additional descriptive information pertaining to the Gansevoort/East Steuben Streets Historic District is included on the enclosed New York State Historic District Inventory Form.

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The eleven individual properties included in the multiple resource area nomination are representative of a variety of historic architectural styles and/or historic functions. Included are nine residences dating from 1830 to 1873. The McMaster House and the Haverling Farm House are vernacular Greek Revival style frame farmhouses, each with a five-bay, center-hall configuration. The Reuben Robie House and the Cobblestone House are high-style Greek Revival dwellings. Both are two-story, five-bay masonry structures. The Potter-Van Camp House is a picturesque, Gothic Revival style frame cottage. Italianate style dwellings include the Campbell-Rumsey House, the Sedgwick House and the H.W. Perine House, all of which are elegant masonry structures. The influence of the Italian Villa style is reflected in the William Shepherd House, a fashionable brick dwelling similar to the A.P. Ferris House (209 Liberty Street) included in the residential neighborhood of the Liberty Street Historic District.

The Davenport Library, originally a mid-nineteenth century dwelling, is also included among the individual properties being nominated. Extensive alteration occurred when the structure was converted into a library in the early 1900's. The two-story, five-bay brick structure now reflects the influence of the Colonial Revival style. It is historically significant for its association with one of Bath's most prominent families and for its early twentieth century role as a cultural center for the village. The Davenport Estate Buildings, also associated with the Davenport family, is a group of picturesque, eclectic, late nineteenth century outbuildings that are the only surviving structures from Davenport Estates, once Bath's most extensive estate.

The enclosed New York State Building/Structure Inventory Forms provide additional descriptive information pertaining to the individual properties.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

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**Specific dates** 1793-c.1930      **Builder/Architect** Various

### Statement of Significance (in one paragraph)

#### Summary

The properties included in the Bath Village Multiple Resource Area nomination are architecturally and historically significant examples of commercial, residential, religious and civic architecture dating from c. 1820 to c. 1930. Distinctive examples of a broad range of styles, periods and types represent the growth of the village from its earliest prosperity as a riverfront trading center to its later prominence as the county seat of Steuben County and the center of commercial activity for the surrounding agricultural regions. The village contains two distinct architecturally distinguished districts: the Liberty Street Historic District, which encompasses the historic commercial and residential core of Bath and includes the village's most notable examples of civic and ecclesiastical architecture, and the Gansevoort/East Steuben Streets Historic District, significant as the only intact enclave of nineteenth-century middle-class residential architecture in the village. The eleven individual components of the nomination are significant as the most intact, architecturally distinguished examples of nineteenth and early twentieth century architecture in Bath and/or are the most significant surviving structures associated with the historical development of the village. These include residences and civic structures designed in the Greek Revival, Gothic Revival, Italianate, Italian Villa and Colonial Revival styles.

The village of Bath is also distinguished by several examples of the work of regionally or nationally prominent nineteenth-century architects -- most notably the two Gothic Revival style churches within the Liberty Street Historic District designed by Jacob Wray Mould and Henry Dudley, both among New York State's most renowned church architects. Merwin Austin, well known for his work in Rochester with J. Foster Warner, designed several residences in Bath, and Daniel Badger's Architectural Iron Works Company of New York City is represented by the original cast-iron facade at 7 Liberty Street. The historic resources of Bath represent many significant episodes in the history of the village; taken together, they recall the distinctive architectural quality of a prosperous nineteenth-century village in the Finger Lakes Region of New York State.

In the late eighteenth century, an English land speculation company headed by Sir William Pulteney acquired a 1,200,000-acre tract of land in central New York State from American financier Robert Morris. Captain Charles Williamson, the company's first local agent, established a settlement on the northern bank of the Cohocton River. He named the settlement Bath after the Countess of Bath, England. Williamson believed that Bath, located at the headwaters of the Susquehanna River, would soon become a thriving riverside trading center through which goods from the west would reach the Atlantic via Baltimore. In 1792-1793, Pulteney Square was cleared in the wilderness where the land office of Capt. Williamson and the dwellings of the earliest settlers were erected. Land sales were extensive in the late eighteenth century and Bath became, for a short period, a commercial center supported by the river trade and funding from the English company. Mills, a school, a theater, a race track, a courthouse and a jail were erected under Williamson's supervision. While Pulteney Square became the focal point of the village's development, the commercial district spread north along Liberty Street and residential neighborhoods developed along side streets including Gansevoort, East Steuben and Washington Streets.

## 9. Major Bibliographical References

See Continuation Sheet

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References See Continuation Sheet

A 

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Zone Easting Northing

B 

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Zone Easting Northing

C 

--	--	--	--	--	--	--	--	--	--

D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

The boundaries of the two historic districts and of the individual properties are outlined on the attached maps, which are based on county tax maps.

### List all states and counties for properties overlapping state or county boundaries

NA

state	code	county	code
-------	------	--------	------

state	code	county	code
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## 11. Form Prepared By

name/title Contact: Janette Johnstone, Division for Historic Preservation

organization NYS Parks, Recreation and Historic Pres. date March 1983

street & number Empire State Plaza  
Agency Building #1,

telephone (518) 474-0479

city or town Albany,

state New York

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_ national \_\_\_ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Commissioner

date

8/18/83

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

date

Attest:

date

Chief of Registration

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Although Sir Pulteney withdrew the company's support of Bath in 1800, the young settlement survived. The completion of the Erie Canal in 1825 provided the major east-west transportation system which determined the development patterns of much of New York State. Although the Susquehanna River had been an important early nineteenth century transportation route for the export of lumber and grain, the new canal proved much more efficient, and much of the trade that had sustained Bath was diverted to the canal. Again, the village survived the loss of an important financial source and continued to grow at a gradual but steady rate. Distinctive examples of Greek Revival architecture dating from the 1830's reflect Bath's prosperity during the second quarter of the nineteenth century. Structures embodying the characteristics of the type, period and style include modest vernacular farmhouses, such as the McMaster House (207 East Washington Street) and the Haverling Farmhouse (313 Haverling Street), included among the individual components of this nomination. Middle-class Greek Revival style dwellings include the Balcom House (East Pulteney Square; now the Supervisor's Chambers and therefore an important component of the distinctive civic complex) in the Liberty Street Historic District, and the McMaster/Parkhurst House (101 East Steuben Street), the C.H. Young House (103 East Steuben Street), the Lewis Biles House (13 Gansevoort Street, Photo #19), and the Ten Eyck Gansevoort House (10 Gansevoort Street, Photo #18), all included in the East Steuben/Gansevoort Streets Historic District. Fashionable, high-style Greek Revival residences include the Reuben Robie House (16 West Washington Street) and the Cobblestone House (120 West Washington Street), both of which are being nominated as individual components. Distinctive civic buildings designed in the Greek Revival style include the Steuben County Bank (West Pulteney Square), and the Steuben County Courthouse (East Pulteney Square), both included in the Liberty Street Historic District.

The construction of the Buffalo, Corning & New York Railroad in 1853 precipitated Bath's most prosperous period of growth. The predominance in Bath of styles popular during the third quarter of the nineteenth century reflects this era of economic expansion. The most prominent commercial style dating from this period of prosperity is the Romanesque Revival. Distinctive examples of the style include the attached brick rows on both sides of Liberty Street between Pulteney Square and William Street (Photos #3 and #4). The rows were constructed after a series of fires in 1855, 1859 and 1862 leveled many of the earliest commercial buildings on the street. The few examples of Italianate style commercial architecture are also located in the Liberty Street Historic District, including, most notably, the Ambrose S. Howell Building (7 Liberty Street, Photo #5), which retains its original cast-iron facade as designed by Daniel Badger's Architectural Iron Works of New York City. Also notable among the Liberty Street commercial buildings of the period is the Purdy Opera House (43-45 Liberty Street, Photo #6), which, with its prominent tower and mansard roof, reflects the influence of the Second Empire style.

Also dating from this prosperous era are the village's most distinctive ecclesiastical structures, the First Presbyterian Church and the St. Thomas Episcopal Church. Both are located in the Liberty Street Historic District. The architecturally distinguished Gothic Revival style structures were both designed by architects who have achieved statewide prominence. The First Presbyterian Church (South Pulteney Square, Photo #1),

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was designed by Jacob Wray Mould, a noted New York City ecclesiastical architect during the mid-nineteenth century. Notable churches designed by Mould include the All Saints Church in New York City and the Second Unitarian Church in Brooklyn. Particularly notable features of the First Presbyterian Church include the stained-glass windows designed by the Louis Comfort Tiffany Studios. The St. Thomas Episcopal Church (122 Liberty Street, Photo #7), was designed by Henry W. Dudley, also a prominent New York City ecclesiastical architect. Dudley designed the Church of the Advent, Nashville, TN, the Christ Episcopal Church at New Brunswick, NJ, and St. Paul's Episcopal Church at Syracuse, NY. (National Register, 1978).

Distinctive examples of residential architecture dating from the third quarter of the nineteenth century are included in both historic districts and are scattered throughout the village. Two Gothic Revival style cottages survive intact, embodying the picturesque ideals of the period and style. They are the Potter-Van Camp House (4 West Washington Street), included among the individual properties being nominated, and 226 Liberty Street, in the residential area of the Liberty Street Historic District. Significant examples of Italianate style dwellings include 11 Gansevoort Street in the Gansevoort/East Steuben Streets Historic District (Photo #20) and 213 Liberty Street and the B.F. Young House (220 Liberty Street, Photo #11) in the Liberty Street Historic District. Some of the most distinctive and intact examples of the fashionable Italianate style dwellings located outside of the two districts include the Campbell-Rumsey House (225 East Steuben Street), the Sedgwick House (101 Haverling Street) and the H.W. Perine House (1 Haverling Street), designed by the prominent Rochester architect, Merwin Austin. Only two examples of the fashionable Italian Villa style survive in Bath. They are the A.P. Ferris House (209 Liberty Street), in the Liberty Street Historic District, and the William Shepherd House (110 West Washington Street), included as an individual component.

Bath's development after 1880 is reflected in the variety of distinctive structures designed in the late Victorian styles. Most prominent are the Queen Anne style dwellings which are located in the Gansevoort/East Steuben Streets Historic District and the northern section of the Liberty Street Historic District. These include 111 East Steuben Street, the Parker House (221 Liberty Street), the Jones House #1 (223 Liberty Street, Photo #10), and the Jones House #2 (225 Liberty Street). The Barber House (West Pulteney Square, Photo #16), is a particularly notable late nineteenth century eclectic dwelling. Late nineteenth century civic structures (Photo #2) include the County Clerk's Office, a Romanesque Revival style building, and the Surrogate Office, an eclectic building exhibiting a variety of late nineteenth century architectural features. Significant late nineteenth century commercial structures are located on the north and south sides of Buell Street in the Liberty Street Historic District (Photos #13, 14 and 15). The narrow street includes two hotels, a former harness factory and several commercial buildings constructed primarily for the service trades. These smaller-scaled, more modestly embellished buildings complement the larger, more ostentatiously decorated commercial structures on Liberty



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date entered

Street.

The Davenport Estate Buildings, an individual component of this nomination, are distinguished examples of estate-related outbuildings in Bath. These structures are the only surviving buildings of the Davenport Estate, Bath's most extensive nineteenth-century estate. Their designs embody the picturesque ideals of mid- to late-nineteenth century Victorian architecture. Their historical association with Davenport Estates recalls the late nineteenth century prosperity of the village.

Significant early twentieth century architecture in Bath includes the Municipal Building, the U. S. Post Office and the Lyon Elementary School, all distinctive examples of Neoclassical style civic architecture. The large prominent structures are key visual elements in the Liberty Street Historic District. The Davenport Library, a mid-nineteenth century dwelling completely remodelled during the early 1900's in the Colonial Revival style, is included as an individual component for its historical association with the prominent Davenport family and for its significance as an early twentieth century cultural and educational center.

The enclosed New York State Buildings/Structure and Historic District Inventory Forms provide additional information regarding the significance of the individual properties and buildings within the multiple resource area.

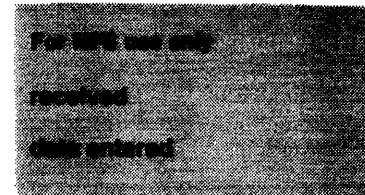
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Multiple Resource Area  
Thematic Group

dnr-11

Name Bath Village Multiple Resource Area

State New York

Consent account 9/30/83

Nomination/Type of Review

Date/Signature

1. Campbell-Rumsey House

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

2. Cobbleston House

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

3. Davenport Library

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

4. Gansevoort/East Steuben Streets  
Historic District

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

5. Haverling Farm House

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

6. Liberty Street Historic District

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

7. McMaster House

Substantive Review

for Keeper

Donna Ann Dwyer 9/30/83

Attest

8. Perine, H. W., House

Substantive Review Determined Eligible

for Keeper

Donna Ann Dwyer 9/30/83

Attest

9. Potter-Van Camp House

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

10. Robie, Reuben, House

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

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Thematic Group

Name Bath Village Multiple Resource Area  
State New York

Nomination/Type of Review

Date/Signature

11. Sedgwick House

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

12. Shepherd, William, House

Entered in the  
National Register

for Keeper

Delores Byers 9/30/83

Attest

13. Erie Freighthouse Historic District

Keeper

3/18/91

Attest

14. Ward, M.J. Feed, Mill Complex

for Keeper

Barbara Savage 3/18/91

Attest

15.

Keeper

Attest

16.

Keeper

Attest

17.

Keeper

Attest

18.

Keeper

Attest

19.

Keeper

Attest

20.

Keeper

Attest