

United States Department of the Interior
National Park Service

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AUG 15 1984

date entered SEP 29 1984

National Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and/or common Glens Falls City Multiple Resource Area

2. Location

1 list, 3 TRs, + 30

street & number See continuation sheet

___ not for publication

city, town Glens Falls

___ vicinity of

state New York

code 36

county Warren

code 113

3. Classification

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

4. Owner of Property

name Multiple Ownership

street & number

city, town

___ vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Warren County Municipal Center

street & number Lake George Road

city, town

Queensbury

state

New York

6. Representation in Existing Surveys

title Statewide Inventory of Historic Resources
has this property been determined eligible? ___ yes ☒ no

date 1980-1981

___ federal ☒ state ___ county ___ local

depository for survey records Division for Historic Preservation

city, town Albany

state

NY

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved

date

NA

Describe the present and original (if known) physical appearance (see continuation sheets)

The Glens Falls Multiple Resource Area includes all that area contained within the corporate limits of the city of Glens Falls, a community of approximately 25,000 located in southern Warren County. Glens Falls is situated at the southern edge of the Adirondack foothills on a plateau extending north from the Hudson River. A steep bluff rises sharply north from the Hudson River, defining the city's natural southern boundary. Established to take advantage of the hydraulic power generated by the river's fifty-foot plunge, Glens Falls began as a group of water powered industrial works clustered below the bluff. Supporting commercial and residential districts soon developed on the plateau above the river, expanding gradually northward through the early twentieth century. Glen, Ridge, Warren and Bay Streets became the city's principal thoroughfares leading from the falls and the foci of commercial and residential development.

In plan the city of Glens Falls consists of a central business district flanked on the west and north by residential areas of late nineteenth—early twentieth century residential development. The city's residential areas are generally characterized by large houses on deep lots, although extensive alterations and later construction on intervening lots have frequently diminished the historic character of the residential street-scapes. The business district retains integrity and is nominated as a component of the multiple resource area.

The historic resources of the city of Glens Falls were identified by means of a comprehensive survey/inventory conducted in 1980. The inventory of Glens Falls was sponsored and conducted by the city's office of community development with support from the Glens Falls-Queensbury Historical Association, as well as technical and grant assistance from the New York SHPO. Coordinated by Richard C. Youngken, a preservation planner experienced in historic resources surveys, the project was designed to identify, record and evaluate historic properties located in Glens Falls at a level sufficient to support their nomination to the National Register. The methodology employed by the survey team entailed an evaluation of existing survey materials, a thorough evaluation of the city's historical development through research of published and unpublished sources, the compilation of an index of historic resources and their references, and a field survey of resources including an evaluation of architectural integrity, photo documentation and mapping. All properties were recorded on New York State building/structure inventory forms and were systematically evaluated against the National Register criteria.

The multiple resource nomination includes all properties within the corporate limits of Glens Falls whose historical, architectural, or archeological significance can be determined from currently available information. Other properties and districts may be added to the nomination in the future should additional information substantiate their significance. Two areas of known archeological sensitivity are among the individual properties included in the nomination. Subsurface

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investigation of these sites was not undertaken. Systematic archeological study of the project area in the future may yield additional information about significant sites. The only property in Glens Falls previously listed on the National Register is the Sherman House (380 Glen Street), originally nominated for its architectural significance (National Register listed 1977). Based on research compiled through the survey and inventory process, this nomination includes documentation expanding the significance of the Sherman House to recognize its historical association with the Bemis Eye Sanitarium Complex (included as an individual component). The Sherman House is contiguous to the Bemis property and the boundary of this component has been drawn to include the Sherman House.

The 34 components of the Glens Falls multiple resource nomination include 151 contributing structures/features. The nominated properties together reflect the historical development of Glens Falls from c. 1830 to 1930 and are the city's most intact and significant historic, architectural and archeological resources. The components of the nomination include: The Three Squares Historic District of 77 contributing commercial, civic and religious structures, the community's historic center; three thematic groups containing 22 contributing structures of architectural significance, and 30 individual properties containing 52 contributing elements that reflect various aspects of Glens Falls's historical and architectural development. Approximately one-half the nominated properties are commercial, concentrated within the historic district. The vast majority of properties nominated individually or as part of thematic groups are substantial residences located in neighborhoods which lack sufficient integrity to warrant nomination as historic districts. The city's industrial facilities have been altered, expanded and replaced throughout the twentieth century: As a result, only two industrial buildings and two industrial archeological sites retain historic integrity adequate to support their nomination. A small number of significant civic, institutional and religious structures are also included in the multiple resource area, as is one property of engineering significance, the Glens Falls Feeder Canal.

The largest component of the multiple resource area, the Three Squares Historic District, is a 23-acre area which encompasses both the historic and the present commercial center of Glens Falls. The buildings of the district exhibit design characteristics of styles popular in commercial architecture during the late nineteenth — early twentieth century, including Italianate, Romanesque, Queen Anne, Beaux-Arts, Neoclassical, and Colonial Revival. Spanning the century from c. 1830 to 1930, the commercial structures exhibit a uniformly high level of integrity and craftsmanship and are complementary in scale, massing and materials.

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The rows of brick commercial buildings within the Three Squares Historic District contain structures concentrated in the periods immediately succeeding the devastating fires which leveled downtown Glens Falls in 1864 and again in 1902. The earliest extant structure in the multiple resource area, the stone Calvin Robbins blacksmith shop of c. 1830, is located within the historic district and is one of few buildings to have survived both fires.

Thirty individual properties and three thematic groups outside the historic district are also nominated as part of the multiple resource area. These properties possess integrity and embody the distinctive characteristics of their type, style, period and/or method of construction. They are outstanding examples or the most intact representative examples of their type remaining in the city of Glens Falls and reflect a broad range of popular late nineteenth - early twentieth century architectural styles. The majority of nominated properties outside the district are substantial residences located on large urban lots with few dependent out-buildings. The properties are generally associated with individuals and families significant in the historical development of Glens Falls. These historic resources generally date from those periods in which the community experienced its most rapid and sustained development.

Because the community's peak development did not occur until after the Civil War, Glens Falls retains few structures built before this period, and those few which do survive have generally been substantially altered. The Enoch Rosekrans House (c. 1850) and the Stephen Goodman House (1860) are two rare examples of substantial brick, upper-middle class residences remaining from the Ante Bellum period which exhibit vernacular Classical Revival design features. Both residences have generally lost their historic settings and surroundings to modern urban redevelopment.

The architectural styles popular during the period 1865-1880 are particularly well represented in the historic buildings of Glens Falls. The Italianate style is represented by numerous commercial structures in the Three Squares Historic District, as well as by four individually nominated properties. The brick Society of Friends Hall (1875) is the city's only Italianate style religious building and is unusual as a highly embellished urban Quaker meeting house unique in the region. The frame Thomas Stilwell House (1875) and Russell M. Little House (1876) are important intact representative examples of vernacular Italianate residential design incorporating sawed and turned Eastlake details. The A.S. Rugge House (c. 1880), closely resembling the Stilwell House, is one of few brick Italianate style residences built or extant in Glens Falls.

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The Italianate/Second Empire transitional style of the post-Civil War decade is reflected in five buildings: The Zopher Delong House (1870) is a prominent brick residence on Glen Street; the brick Hiram Krum House (c. 1865) and F.W. Watt House (1876), and the frame House at 216 Warren Street (1875) are important, intact examples of pattern-book architecture exhibiting a wealth of detail; the diminutive brick Dr. Ferguson Office (1870) is unique within the multiple resource area as a highly detailed, representative example of a mid-nineteenth century professional office.

The Queen Anne style is particularly well represented among the individually nominated properties. All are intact, substantial residences exhibiting the eclectic design features associated with the Queen Anne style as expressed in Glens Falls between 1880 and 1900. The earliest and the only brick structure, the Jones Ordway House of c. 1850, was extensively remodeled in 1880 to reflect the fashionable Queen Anne taste of Glens Falls's upper-middle class. Five other Queen Anne style residences exhibit the effective use of stone, shingles, clapboard, slate and molded trim used to create varied surface textures: The Stephen T. Birdsall House (1884), the Dr. Charles A. Foster House (1889), the Addison B. Colvin House (1890), the William McEchron House (1891) and the George H. Parks House (1900) are all important structures which epitomize the popular Queen Anne style. A thematic group of eight buildings designed by prominent Glens Falls architect Ephraim B. Potter between 1890 and 1911 includes five extant residences which embody significant Queen Anne or transitional Queen Anne/Colonial Revival design characteristics. These include: The John E. Parry House (1890), the Helen Wing House (1893), the W.T. Cowles House (1897), the Thomas Burnham House (1897), and Potter's own residence of 1900. E.B. Potter was one of the most prolific architects in Glens Falls during the late nineteenth century, designing numerous residences and commercial structures, of which eighteen documented examples remain within the multiple resource area.

Two unusual early examples of multi-family housing are among the individually nominated properties. The Smith Flats (1895) and the Argent (1895) are apartment buildings erected on speculation by local industries. Designed in the Renaissance Revival style, both buildings are rare intact representative examples of their type. (A third early apartment building, the Pruyn Flats, is included in the Three Squares Historic District.)

Several notable examples of Colonial Revival structures reflect the brief but significant influence of this style upon architectural design in Glens Falls. The Glens Falls Home for Aged Women (1903), a large and elaborate example of brick, Colonial Revival institutional design, is a prominent visual feature of Warren Street. The James L. Dix House, originally an Italianate style brick house built in 1866, was altered and remodeled to reflect the Colonial Revival taste of its

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owners in 1900. The Finch, Pruyn & Company Office Building (1911) is a significant stone, Georgian Revival style commercial building designed by noted Boston architect Henry Forbes Bigelow. One of only four buildings in Glens Falls designed by Bigelow, the office building is the city's most highly articulated Colonial Revival style building.

The premiere example of Romanesque Revival design in Glens Falls is the 18th Separate Company Armory (1895). An imposing civic structure whose design is attributed to noted architect Isaac Perry, the brick and stone armory building is a typical but prominent monumental structure characteristic of urban New York in the late nineteenth century.

Civic architecture is also represented by the former Glens Falls High School Building (1905). Designed by local architect Ephraim B. Potter in the Neoclassical/Georgian Revival style, the brick high school is a notable, monumental public building whose imposing scale, varied surface textures and classically inspired decorative details make it a distinctive example of civic design in Glens Falls.

The Neogothic style associated with religious and collegiate architecture during the twentieth century is well represented in two Glens Falls buildings. The stone First Presbyterian Church (1927) on Glen Street was designed by noted architect Ralph Adams Cram, the style's leading American practitioner. The church retains outstanding overall integrity and is a striking visual landmark with its tall flèche and towers. St. Mary's Academy on Warren Street, also designed by Cram in 1930, is a monumental, stone-faced, Neogothic style parochial school building which manifests the essential design elements espoused by its architect.

Three buildings nominated as outstanding examples of early twentieth century estate house design are among the four Glens Falls buildings designed by prominent Boston architect Henry Forbes Bigelow (Buildings of Henry Forbes Bigelow thematic resources.) Located on adjacent lots along Warren Street, the Hoopes House (1904), Hyde House (1910-1911) and Cunningham House (1910-1911) were designed by Bigelow for the locally influential Pruyn family. The Hyde House exhibits Renaissance Revival design characteristics; the Hoopes and Cunningham Houses exhibit Dutch Colonial Revival stylistic elements and embellishments.

A thematic group of ten buildings representing the innovative use of molded concrete as a structural and decorative material is nominated as the Fredella Concrete Block Structures. Built in Glens Falls between 1912 and 1918 by local masonry contractor Joseph Fredella, the buildings demonstrated the practicality and esthetic potential of molded concrete architecture and were an early manifestation of this building technique in Glens Falls and the region. The theme includes the Joseph Fredella House and Garage (1912) and the Fredella Avenue Historic District, a small, homogenous group of eight concrete block houses.

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The important history of manufacturing and industry in Glens Falls is reflected in four individually nominated properties. The Joubert and White Building (1905), a three-story brick factory and salesroom, is historically associated with the manufacture of wheeled horse-drawn vehicles, an important Glens Falls industry during the late nineteenth - early twentieth century. The Peyser & Morrison Shirt Co. Building (1893) is nominated as the most architecturally distinguished industrial structure in Glens Falls remaining from its late nineteenth century boom period. Its Warren Street facade a composition of Romanesque and formal Classical design elements, the factory represents the only extant industrial building designed by Glens Falls architect E.B. Potter.

The two archeological sites nominated as part of the multiple resource area, the Morgan Lumber Company Dry Dock Site and the Sherman Lime Company Kilns Ruins, are former industrial sites located adjacent to the Glens Falls Feeder Canal which reflect the historical relationship of two important local industries to the community's most important transportation artery. These sites, associated with the construction and maintenance of canal boats and with the manufacture of lime, have the potential to yield significant industrial archeological information concerning heavy industry and its relationship to the Glens Falls Feeder Canal during the nineteenth century.

The Glens Falls Feeder Canal (1824), a navigation and hydraulic canal supplying the Champlain Canal (listed National Register, 1976), is nominated for its significance as an important work of nineteenth-century engineering, and for its prominent place in the transportation history of Glens Falls and the upper Hudson region. The nomination includes thirteen navigation locks, intact portions of towpath, and the entire seven-mile canal right-of-way extending through portions of Queensbury, Glens Falls, Kingsbury, Hudson Falls and Fort Edward.

The Bemis Eye Sanitarium Complex is nominated as an institution significant in the history of medical care in Glens Falls. The sanitarium, which treated eye disorders from 1893 to 1902, was located in eight institutional/residential buildings built or adapted for patient care. Its brick and frame structures reflect the eclecticism of their period, and retain their historic appearance.

Additional detailed information concerning all properties included in the multiple resource area is included on the enclosed New York State building/structure inventory forms and continuation sheets.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" 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 checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	1830-1930	Builder/Architect	various; see text
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Statement of Significance (in one paragraph)

The Glens Falls Multiple Resource Area, consisting of an historic district, three thematic groups, and thirty individual properties, is a significant group of historic and architectural resources which reflect the development of an important regional center of commerce, industry and culture from c. 1830 to 1930. The nominated properties include distinctive examples of a broad range of popular architectural styles, types and methods of construction, with a concentration dating from the late nineteenth - early twentieth century. The rich architectural heritage of Glens Falls includes outstanding regional examples of Italianate, Second Empire, Eastlake, Queen Anne, Romanesque, Neoclassical, Neogothic and Colonial Revival design. The city retains significant, well-preserved examples of commercial and industrial buildings, residences of prominent local families, religious, civic and institutional structures, industrial archeological resources, and an important transportation feature, the Glens Falls Feeder Canal. Many structures were designed by prominent architects of regional and national significance, including G.B. Croff, Marcus F. Cummings, Marcus T. Reynolds, Albert W. Fuller, Isaac Perry, Charles Adams Platt, and Ralph Adams Cram. Eight buildings designed by prolific Glens Falls architect Ephraim B. Potter and four structures designed by Boston architect Henry Forbes Bigelow constitute thematic groups included in the nomination. In their scale, proportions, materials and workmanship, the nominated resources represent professional design, quality construction and attention to detail on the part of architects and local carpenter-builders. The historic resources of the Glens Falls Multiple Resource Area reflect the wealth, taste, status and achievement of the community and its citizens during the period 1830 - 1930. Together these resources illustrate the evolution of a small mill town into the major urban center of the southern Adirondack - upper Hudson region.

The historic resources of Glens Falls represent three major periods of the city's development. The first period of growth, between the late eighteenth century and the Civil War, is represented by few resources because of limited early development and the course of subsequent events. The site of Glens Falls was a strategic location on the "great carry," the eighteenth-century transportation route between Lake George, Lake Champlain and Montreal to the north, and Albany and the populous Hudson River Valley to the south. Although recognized as an important location by those traveling through it, the area was not settled until 1763, when Quaker pioneers occupied the site. Founder Abraham Wing saw the advantages of a fine source of water power and built a sawmill.

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The American Revolution ravaged the frontier settlement, forcing its Quaker population to flee south to safety. After the war, Quakers re-established the settlement and new sawmills were built. However, the lack of adequate transportation hindered community growth until the middle of the nineteenth century. Not until the opening of the Glens Falls Feeder to the Champlain Canal in 1832 did the village secure an outlet for the products of its extractive industries. Thereafter, Glens Falls sawmills processed ever increasing quantities of Adirondack timber, floated down the Hudson River, into finished lumber. Stimulated by cheap water transport, local quarrying industries produced and shipped black marble, limestone, and lime to waiting markets. During this period, a cluster of small frame and stone commercial buildings developed above the falls to serve the needs of the tiny mill community.

Historic resources associated with the pre-Civil War period of Glens Falls history are few. Two buildings located in the Three Squares Historic District, the stone Calvin Robbins blacksmith shop (c. 1830) and 16 Exchange Street, a modest vernacular Federal period frame structure (c. 1835), are the earliest extant buildings included in the multiple resource area. The Enoch Rosekrans House (c. 1850-55) (individual component) and the Stephen Goodman House (1860) (individual component) are significant as rare surviving examples of substantial, brick, upper-middle class residences from this period and they exhibit vernacular Classical Revival decorative and design features. The seven-mile Glens Falls Feeder Canal remains substantially intact and is nominated as an historically significant engineering and transportation feature which provided much of the economic impetus for regional development. Built in 1829 under supervision of noted civil engineer James Walker, the canal provided the essential transport for Glens Falls's bulk commodities after 1832 and was largely responsible for the community's rapid industrial development during the second half of the nineteenth century.

The second major period of Glens Falls's growth and development occurred between 1865 and 1900, beginning with the rebuilding of the downtown commercial center following the "Great Conflagration" of 1864 and ending at the zenith of the Adirondack lumber industry's development at the close of the nineteenth century. The majority of the historic resources which constitute the multiple resource area are concentrated within this historic period.

The economy of Glens Falls expanded rapidly following the Civil War, based upon extractive industries and supporting commercial enterprises. Glens Falls became the focus of annual spring log drives on the Hudson River to a spar boom constructed above the falls. Vast water-powered sawmills stimulated and sustained the great Adirondack lumber boom of the late nineteenth century, generating the vast wealth which created

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Glens Falls's "Lumber Barons." The community also became the focus of retail commerce, banking and insurance for the burgeoning upper Hudson — southern Adirondack region. Manufacturing enterprises developed to supply regional markets with stone and lime products, clothing, wheeled vehicles, foodstuffs, building materials and hardware. Unprecedented wealth fostered the growth of a comfortable middle class whose architectural tastes embraced the fashionable residential and commercial styles of the period. The multiple resource area contains many significant, intact examples of structures that reflect the influences which helped give Glens Falls its distinctive character as a community.

The Three Squares Historic District, encompassing the city's commercial core, contains a group of brick commercial structures built immediately after the devastating fire of 1864. Built in ornately detailed vernacular adaptations of the Italianate style during the 1870's and 1880's, these structures generally concentrated along Glen Street are significant architectural expressions of the wealth which characterized Glens Falls during this era. Notable Italianate style structures include the D.H. Cowles and Co. Building, the DeLong Building, and the Dolan Brothers Building. Designed by regionally recognized architects such as Marcus F. Cummings and G.B. Croff, these commercial structures are also significant works of local craftsmen and builders, including Hiram Krum, Lindsey Pike and D.C. Holman.

The varied architecture of Glens Falls during the years between 1865 and 1900 contains numerous outstanding, representative examples of the period's eclectic styles. Between 1865 and 1880, the Italianate style and its various transitional derivations characterized the structures designed and built for the upper-middle-class families of Glens Falls businessmen, industrialists and professionals. The Zopher DeLong House (1865) (individual component), Hiram Krum House (1865) (individual component), and F.W. Watt House (1876) (individual component) are significant residential designs derived from the pattern books published by architect Marcus F. Cummings in 1865 and 1873. These structures are documented, intact examples of Cummings's distinctive Italianate/Second Empire style buildings and are significant for their rarity and integrity within the multiple resource area. The Thomas Stilwell House (1875) (individual component) and the Russell M. Little House (1876) (individual component) are noteworthy examples of frame Italianate style residences which exhibit Eastlake influence in their decorative treatment. The A.S. Rugge House (1880) (individual component), a brick counterpart to the Stilwell House design, is significant as the only intact representative example of its type in Glens Falls.

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An important non-residential structure which epitomizes the Italianate style in Glens Falls is the Society of Friends Hall (individual component). Built in 1875 and attributed to Marcus F. Cummings, this religious building is an unusually ornate Quaker meeting hall which reflects the prosperity and the long historical influence of the Quaker community in Glens Falls.

The Second Empire style achieved great popularity in Glens Falls during the 1865 - 1875 period, although extensive urban renewal demolition during the late 1960's eliminated many notable examples of the style. The frame House at 216 Warren Street, built in 1875 (individual component), is an outstanding, highly embellished example of Second Empire style residential design in Glens Falls, based upon a pattern published by Saratoga Springs architect Gilbert Croff in Model Suburban Architecture (1870). One unusual, non-residential structure significant for its Second Empire architectural design is the Dr. Ferguson Office (1870) (individual component), a distinctive, rare example of a professional office built in this style and a unique building type within the multiple resource area.

The late nineteenth century residential architecture of Glens Falls includes the most intact, outstanding examples of substantial Queen Anne style houses in the upper Hudson region. The large ornate residences built for prominent Glens Falls industrialists, businessmen and insurance company executives illustrate the highest degree of design and craftsmanship, including the use of quality construction materials. Beginning with the brick Jones Ordway House (individual component), an earlier structure remodeled to reflect the Queen Anne taste in 1880, the style achieved peak popularity in Glens Falls during the ensuing twenty years. With details such as towers, multiple gable/roof planes, galleries, porches and an interesting variety of wall surface textures, the Stephen T. Birdsall House (1884), Dr. Charles A. Foster House (1889), Addison B. Colvin House (1890), William McEchron House (1891) and George H. Parkes House (1900) (all individual components) are the best extant examples of their style remaining in the community.

Among architects who practiced in Glens Falls during the late nineteenth/early twentieth century, none was more prolific than Ephraim B. Potter (1855 - 1925). The extant examples of Potter's commissions include six residential designs, one industrial and one public building, built between 1891 - 1911, and nominated as a thematic group: The four houses built prior to 1900 constitute an important collection representing the architect's distinctive transitional, Queen Anne/Colonial Revival design interpretation. Potter's services were much in demand among upper-middle-class clients in Glens Falls, and his works are an important reflection of their architectural taste.

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The industrial base which fostered the rapid growth of Glens Falls during the 1865 - 1900 period is represented by several significant resources. Consolidation within the local lumber industry after the Civil War created several large firms which brought unprecedented wealth to Glens Falls by the 1890's. Chief among these lumber producers was the Morgan Lumber Company, under the direction of William McEchron and Jones Ordway. As was typical of Glens Falls's heavy industries, the Morgan firm built and maintained its own fleet of lumber boats operating on the Feeder Canal. The archeological remains of the Morgan Lumber Company Dry Dock Site (c. 1874) (individual component), which include work areas and the ruins of six canal boat hulls, constitute the last remaining evidence of this important industrial activity in Glens Falls.

The local lime industry remained second in importance to the lumber industry during the late nineteenth century, contributing greatly to the economic growth of Glens Falls. Firms such as the Sherman Lime Company produced a high quality burnt lime from locally quarried limestone and the cheap, abundant fuel of sawmill scrap wood. Located adjacent to the Feeder Canal, the Sherman Lime Company Kilns Ruins (c. 1875) (individual component) are significant as the only extant industrial remains associated with the Glens Falls lime industry of the late nineteenth century.

As the industrial base of the growing community diversified, the ready-made clothing industry became a significant segment of the local economy and a major employer. The Peyser & Morrison Shirt Company Factory (Potter Thematic Resources) is significant as the most intact and architecturally distinguished structure associated with the local clothing industry. Designed by Glens Falls architect Ephraim B. Potter in 1893, the imposing Warren Street factory building retains its monumental street facade of Classical and Romanesque design elements. The Peyser & Morrison Building is also significant as the only extant example of an industrial building designed by Potter.

The labor requirements dictated by this period of rapid industrial expansion created a shortage of working-class housing in Glens Falls which continued into the early twentieth century. One solution to the problem was the emergence of the apartment house, built as speculative investments by local industrial entrepreneurs during the 1890's. Two notable examples, The Argent (1895) and the Smith Flats (1895) (both individual component) are significant as rare intact examples of multi-family residences built in the Renaissance Revival style. A third example, the Pruyn Flats in the Three Squares Historic District, is a rare local example of a brick tenement house.

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The status achieved by Glens Falls as a substantial New York State community by the end of the century is reflected in its most notable civic building of the period. The Eighteenth Separate Company Armory (1895) (individual component) is an imposing, monumental civic structure incorporating Romanesque Revival stylistic elements. Attributed to State Architect Isaac Perry, the brick and stone building is significant as an intact representative example of state armories built in larger New York communities during the late nineteenth century.

The medical practice of Dr. Edward Bemis brought widespread fame to Glens Falls during the last decade of the nineteenth century. Specializing in the non-surgical treatment of eye disorders, Bemis established a comprehensive program of in-patient care which drew thousands seeking cures to his clinic. The eight boarding houses and patient care facilities of the Bemis Eye Sanitarium Complex (individual component) reflect the institution as it existed during its brief but significant history (1893 - 1902) as Glens Falls's most famous medical institution.

The third significant period of Glens Falls's historical development represented by properties included in the multiple resource area spans the first thirty years of the twentieth century. Significant events affected the course of local development during this era: A second fire devastated much of the community's business district in 1902; the industrial base shifted from lumbering to paper manufacturing, and Glens Falls assumed an increased civic identity, incorporating as a city in 1908. The city continued its economic and physical growth to the eve of the Great Depression, and the nominated historic properties associated with the era between 1900 and 1930 reflect important historic and architectural trends in the progression from mill town to maturing urban center of the region.

A second great fire swept the Glens Falls commercial district on April 26, 1902; the great wealth which characterized Glens Falls during this era enabled its merchants to rebuild rapidly. The resulting commercial buildings located within the Three Squares Historic District represent the most distinctive, ornate, highly designed commercial architecture of the period extant in northern New York. Notable examples of Queen Anne, Beaux-Arts, Neoclassical and Colonial Revival style commercial structures, many by prominent architects, are included in the district. Among the most distinguished structures dating from this period are the Neoclassical style Glens Falls Trust Company Building (1907), with its outstanding polychrome-glazed terra cotta facade, and the First National Bank Building (1914) an imposing Beaux-Arts style structure by the New York architectural firm of Mobray & Uffinger. The district contains a significant, varied concentration of historic commercial architecture and preserves an outstanding collection of popular styles and materials without parallel in the region.

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The Colonial Revival style achieved popularity in Glens Falls during the first decade of the twentieth century. The James L. Dix House (1866) (individual component), originally built as a brick, Italianate style residence, is significant as an upper-middle-class house altered to reflect the Georgian Revival taste c. 1900. The Martin C. Wilmarth House (1911) (Potter Thematic Resources), the city's most intact representative example of a frame Colonial Revival style residence, was designed by Ephraim B. Potter and reflects the local architect's adoption of this popular style. The Glens Falls Home for Aged Women (1903) (individual component), an institution significant in the history of local social philanthropy, is also architecturally significant as the city's most outstanding example of brick Colonial Revival style design.

The growth of Glens Falls's civic identity during the late nineteenth century culminated in ratification of the city's charter of incorporation in 1908. The urban maturity and civic pride felt in Glens Falls by 1900 also manifested itself in civic architecture. The Glens Falls City Hall (Three Squares Historic District) is an imposing public building which dominates the urban center of Glens Falls. Designed by the prestigious Albany architectural firm of Fuller & Pitcher and completed in 1900, the Glens Falls City Hall is significant as the finest example of Beaux-Arts/Neoclassical design in the upper Hudson Valley and is historically significant as the focus of Glens Falls's civic affairs for more than eighty years.

The former Glens Falls High School Building (Potter Thematic Resources) is another structure which reflects local civic pride. Built in 1905 to the design of Ephraim B. Potter, the high school is a monumental example of a Georgian Revival/Neoclassical style public building in the community and the only example of Potter's civic design in Glens Falls.

The economic foundations of Glens Falls were seriously jeopardized during the last decade of the nineteenth century. Alarmed by the serious depletion of Adirondack timber resources by limbering interests, the New York State Legislature established the Adirondack Forest Preserve in 1894. Faced with radical changes to their operations, Glens Falls lumber companies were forced to look to new sources and methods of production. After 1900, pulp and paper manufacture became the city's primary economic base. Chief among the Glens Falls papermakers was Finch, Pruyn and Company, which became the nation's leading manufacturer of newsprint and specialty papers after 1904. Established by lumber baron Samuel Pruyn, the company and the Pruyn family played a dominant role in the economic and civic affairs of Glens Falls for several decades. Nominated properties reflecting this influence include four buildings designed by noted Boston architect Henry Forbes Bigelow (1867 - 1929). Commissioned by the Pruyn family and firm, Bigelow designed the Hoopes (1904), Hyde (1910), and Cunningham (1910) Houses and the

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Finch, Pruyn and Company Office Building (1911) (all, Bigelow Thematic Resources). The substantial stone company office building is a significant example of Georgian Revival style architecture in Glens Falls and reflects the prominence of Finch, Pruyn in the economic history of Glens Falls. The three residences are significant examples of large, fashionable estate houses which are unique within the context of the multiple resource area. The four buildings together constitute a rare grouping of Bigelow's work outside the area of his native Boston.

A significant industrial/commercial building of the early twentieth century is the Joubert & White Building (1905) (individual component). Built for the manufacture and sale of horse-drawn vehicles, the Neo-classical-inspired brick factory and salesroom reflect the continued importance of this Glens Falls industry into the early twentieth century.

The rapid growth of industry in Glens Falls created great demand for labor which could not be met from the sparse regional population. Successive waves of immigration during the nineteenth century brought Irish, French Canadians, and English, who found work on the Feeder Canal, in the lime and lumber industries, and in domestic service to the city's entrepreneurial class. The most significant influx occurred during the 1880 - 1918 period, when Italians came to Glens Falls as quarrymen. This historical trend is reflected in the concrete block buildings constructed along Lime Street (Fredella Avenue Historic District) between 1914 and 1918. Built on speculation by masonry contractor Joseph J. Fredella (himself an Italian immigrant), the eight houses of the district represent the homes of Italian quarry workers and are significant early examples of decorative/structural use of molded concrete. The Joseph J. Fredella House and Garage of 1912, a more highly designed version of the district houses, is the prototype which demonstrated the potential of this novel construction technique. The Fredella Concrete Block Structures are nominated as a thematic group for their historical and architectural significance.

The architectural maturity of twentieth-century Glens Falls is ultimately represented in two Neogothic style buildings: The First Presbyterian Church (1927) (individual component) is an ornate stone religious structure designed by nationally prominent architect Ralph Adams Cram. St. Mary's Academy (1930) (individual component) is a monumental institutional building exhibiting the full vocabulary of Cram's design capabilities. As the principal American proponent of Neogothicism, Cram greatly influenced the ecclesiastical and collegiate architecture of the early twentieth century. The church and school are outstanding buildings reflecting the maturity of Cram's design precepts and are among the most distinguished buildings in Glens Falls.

Additional information regarding all nominated properties is contained on the enclosed inventory forms.

9. Major Bibliographical References

See individual inventory forms

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Glens Falls/Hudson Falls

Quadrangle scale _____

UTM References See continuation sheet

A

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

Zone Easting Northing

B

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

Zone Easting Northing

C

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D

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

E

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

F

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

G

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H

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

Verbal boundary description and justification

See individual inventory forms

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

state code county Washington code 115

state code county (Glens Falls Feeder Canal) code

11. Form Prepared By

name/title Raymond W. Smith

organization Office of Parks, Recreation and Historic Preservation

date August 8, 1984

street & number Empire State Plaza Agency Building #1

telephone 518-474-0479

city or town Albany

state NY

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 Deputy Commissioner for Historic Preservation

date 8/8/84 8/8/84

For NPS use only

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

Keeper of the National Register

Attest:

Chief of Registration

date

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Continuation sheet

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Multiple Resource Area
Thematic Group

dnr-11

Name Glens Falls City Multiple Resource Area
State Warren County, NEW YORK

Cover for the Dry 9/29/84

Nomination/Type of Review

Date/Signature

Determined Eligible

Arch. 1. Morgan Lumber Company Dry Substantive Review for Keeper

Monroe H. Stewart
10/25/85

Dock Site

DOE/OWNER OBJECTION

Attest

Determined Eligible

Arch. 2. Sherman Lime Company Kilns Substantive Review for Keeper

Monroe H. Stewart
10/25/85

Ruins

DOE/OWNER OBJECTION

Attest

3. Glens Falls Feeder Canal

Substantive Review

for Keeper

Attest

4. Three Squares Historic District

Substantive Review

for Keeper

Attest

5. Bigelow, Henry Forbes, Buildings TR -(COVER)

Keeper

Attest

6. Cunningham House

Substantive Review

Keeper

Attest

7. Finch, Pruyn and Co. Office Building Substantive Review

Keeper

Attest

DOE/OWNER OBJECTION

8. Hoopes House

Entered in the
National Register

for Keeper

Attest

9. Hyde House

Entered in the
National Register

for Keeper

Attest

10.

Keeper

Attest

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Item number

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Multiple Resource Area
Thematic Group

Name Glens Falls Multiple Resource Area
State Warren County, NEW YORK

Nomination/Type of Review

Date/Signature

11. Fredella Concrete Block Structures TR-(Cover) Keeper

Attest

12. Fredella Avenue Historic District
Substantive Review Keeper

Attest

13. Fredella, Joseph J., House
and Garage Substantive Review Keeper

Attest

14. Potter, Ephraim B., Buildings TR (COVER) Keeper

Attest

15. Burnham, Thomas, House Substantive Review Keeper

Attest

16. Cowles, W. T., House Entered in the
National Register Keeper

Attest

17. Glens Falls High School Entered in the
National Register Keeper

Attest

18. Parry, John E., House Entered in the
National Register Keeper

Attest

19. Peyser and Morrison Shirt
Company Building Entered in the
National Register Keeper

Attest

20. Potter, Ephraim B., House Entered in the
National Register Keeper

Attest

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Multiple Resource Area
Thematic Group

Name Glens Falls City Multiple Resource Area
State Warren County, NEW YORK

Nomination/Type of Review

Date/Signature

21. Wilmarth, Martin L.C., House Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

22. Wing, Helen, House Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

23. Argent Apartments Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

24. Bemis Eye Sanitarium Complex Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

25. Birdsall, Stephen T., House Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

26. Colvin, Addison B., House Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

27. DeLong, Zopher, House Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

28. Dix, James L., House Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

29. 18th Separate Company Armory Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

30. Ferguson, Dr. James, Office Entered in the National Register

for Keeper
Attest

Helene Byers 9/29/84

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Multiple Resource Area
Thematic Group

Name Glens Falls City Multiple Resource Area

State Warren County, NEW YORK

Nomination/Type of Review

Date/Signature

31. First Presbyterian Church

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

32. Foster, Dr. Charles A., House

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

33. Glens Falls Home for Aged
Women

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

34. Goodman, Stephen L., House

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

35. House at 216 Warren Street

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

36. Joubert and White Building

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

37. Krum, Hiram, House

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

38. Little, Russell M., House

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

39. McEchron, William, House

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

40. Ordway, Jones, House

Entered in the
National Register

for Keeper

Shelene Byers 9/29/84

Attest

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Multiple Resource Area
Thematic Group

Name Glens Falls Multiple Resource Area
State Warren County, NEW YORK

Nomination/Type of Review

Date/Signature

41. Parks, George H., House

Entered in the
National Register

for
Keeper

Delores Byers 9/29/84

Attest

42. Rosekrans, Enoch, House

Entered in the
National Register

for
Keeper

Delores Byers 9/29/84

Attest

43. Rugge, A.S., House

Entered in the
National Register

for
Keeper

Delores Byers 9/29/84

Attest

44. St. Mary's Academy

Entered in the
National Register

for
Keeper

Delores Byers 9/29/84

Attest

45. Smith Flats

Entered in the
National Register

for
Keeper

Delores Byers 9/29/84

Attest

46. Society of Friends Hall

Entered in the
National Register

for
Keeper

Delores Byers 9/29/84

Attest

47. Stilwell, Thomas, House

Entered in the
National Register

for
Keeper

Delores Byers 9/29/84

Attest

48. Wait, F.W., House

Entered in the
National Register

for
Keeper

Delores Byers 9/29/84

Attest

49.

Keeper

Attest

50.

Keeper

Attest