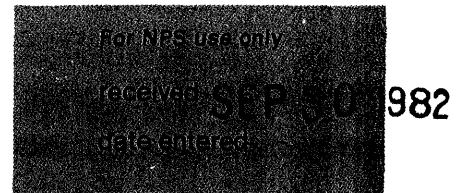


United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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



**1. Name**

historic Plattsburgh City Multiple Resource Area (Partial Inventory: Historic and Architectural Properties)

and/or common

**2. Location**

street & number various not for publication

city, town Plattsburgh vicinity of congressional district

state New York code 036 county Clinton code 19

**3. Classification**

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

**4. Owner of Property**

name Multiple Ownership - see continuation sheet

street & number

city, town vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Clinton County Courthouse

street & number 137 Margaret Street

city, town Plattsburgh state NY

**6. Representation in Existing Surveys**

Statewide Inventory of  
title Historic Resources

has this property been determined eligible? ☐ yes ☒ no

date 1978 federal ☒ state ☐ county ☐ local

depository for survey records NYS Parks, Recreation & Historic Preservation

city, town Albany state NY

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<u>NA</u> excellent	<u>      </u> deteriorated	<u>NA</u> unaltered	<u>NA</u> original site	
<u>      </u> good	<u>      </u> ruins	<u>      </u> altered	<u>      </u> moved	date <u>NA</u>
<u>      </u> fair	<u>      </u> unexposed			

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

The Historic Resources of the City of Plattsburgh were identified by means of a comprehensive survey/inventory of structures conducted between June and November, 1978. The project was carried out under sponsorship of the Clinton County Historical Association by the firm of Historic and Decorative Arts Consultants. The survey identified approximately 320 properties which warranted further study and historical documentation. These structures were recorded on New York State Building/Structure Inventory Forms. From this inventory, four historic districts encompassing 133 structures and eighteen individual properties were identified as meeting the criteria for listing in the National Register. The present multiple resource nomination is comprehensive for those properties located in the city of Plattsburgh which possess historical and/or architectural significance; properties whose primary significance is archeological have not been evaluated. A number of historic properties in Plattsburgh have been previously listed in the National Register. These are: City Hall (1973); the Kent-DeLord House (1971); Old Stone Barracks (1971), Fort Brown Site (1978); and Plattsburgh Bay (NHL, 1966).

The city of Plattsburgh is located on the west shore of Lake Champlain approximately 165 miles north of Albany and 60 miles south of Montreal. The Saranac River flows into the lake through the south-central part of the city. The potential water power of the Saranac and military bounty lands lured speculators and premanent settlers to the region after 1785. From this period to the middle of the nineteenth century, industrial and commercial development was concentrated near the river with residences dotting Margaret, Broad, and Brinkerhoff Streets, as well as "The Point" area east of the Saranac. From the 1840's to the early twentieth century Plattsburgh expanded north and west, reaching its present density by the mid-1920's.

The basic configuration of the city's nineteenth-century commercial and residential areas has changed little over time despite several devastating fires and subsequent redevelopment, especially within the central business district. Of the four districts included in the present nomination, three are residential and reflect the city's major growth period from about 1800 to 1910. The buildings in these districts are generally large and imposing in scale, although the Brinkerhoff Street Historic District contains several modest worker dwellings. The remaining district relates to the city's military history. The United States Oval Historic District, presently part of Plattsburgh Air Force Base, includes a concentration of nineteenth-century institutional buildings associated with the earlier army post on the site.

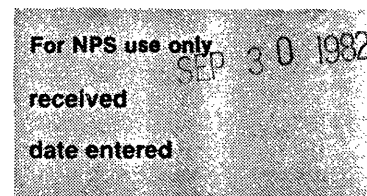
United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Plattsburgh Multiple Resource Area, Clinton Co., NY

Continuation sheet

Item number 7

Page 2



Most of the eighteen individual properties are residential and date from the early to late nineteenth century. Important non-residential properties include the Delaware and Hudson Railroad Complex (station, repair shop, and switching building), the Clinton County government complex (including the county courthouse and old surrogate's building), and four historic and architecturally significant religious properties: The First Presbyterian Church, St. John's Church and rectory, St. Peter's Church and rectory, and The D'Youville Academy building.

Plattsburgh's historic resources represent the wide variety of architectural influences which characterized vernacular building in northern New York for a century. Detailed historical and architectural information on the districts is included in the following descriptions and annotated buildings lists. New York State Building/Structure Inventory Forms are included for each individually nominated property.

Brinkerhoff Street Historic District

The Brinkerhoff Street Historic District is a one-block residential district of 13 properties located between Oak and North Catherine Streets immediately west of Plattsburgh's commercial center. The district generally consists of one and one-half/two story brick or frame residences built between 1845 and 1890 and is characterized by a common scale and massing of buildings. All houses are located relatively near the street behind small front yards. The buildings exhibit a range of architectural details including bracketed cornices, decorative porches, molded lintels and two-story bay windows. The following properties are included within the district, and all are contributing buildings:

<u>Location</u>	<u>Approximate Date</u>	<u>Description</u>
56	1845	Brick, three-bay, late Greek Revival with raking cornice.
58-60	1860	Frame and clapboard, Italianate with bracketed cornice and porch.
59	1889	Frame, Eclectic late Victorian with extensive wood ornamentation
61	1880	Brick, square Italianate with bracketed cornice and porch.
62	1890	Brick with Queen Anne, Colonial Revival details, round corner tower.
63	1880	Brick, Italianate with projecting two-story bay window.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Plattsburgh Multiple Resource Area, Clinton Co., NY

Continuation sheet

Item number 7

Page 3

For NPS use only

received

date entered

SEP 20 1982

- 65 1877 Brick, one and one-half stories with mansard roof, projecting bay window and portico.
- 66 1880 Brick, two and one-half stories, Eclectic with modillion cornice, end bay windows.
- 67 1877 Similar to #65 above.
- 69 1900 Frame and clapboard, three-bay modest vernacular dwelling.
- 70 1850 Brick, three-bay late Greek Revival with ornate later entrance portico.
- 71 1869 Brick, modest one and one-half stories late Greek Revival with later bracketed portico.
- 72 1890 Frame, large two and one-half stories with Colonial Revival details, porches, port-cochère.

Court Street Historic District

The Court Street Historic District is a four-block residential area extending from Oak Street on the east to Beekman Street on the west. The district is located in the west center of Plattsburgh and includes fifty-four structures built during the late nineteenth and early twentieth century. Most of the nominated buildings are large frame residences which exhibit Queen Anne and Colonial Revival style architectural details and share a common scale, massing and setback. Several houses scattered throughout the district reflect Greek Revival, Italianate, and Eclectic stylistic influences characteristic of their earlier period of construction. A complete list of buildings included in the district follows: Non-contributing structures are noted in the list.

- 50 1840 Brick, three-bay modest Greek Revival with recessed entrance, later side porch added.
- 52 1913 Frame, two and one-half stories with two-story bay window - altered siding.
- 53-55 1910 Brick with modillion cornice and decorative lintels - extensive first floor alterations
- 54-56 1910 Brick, two and one-half stories, frame double house, altered siding.
- 57 1850 Brick, three-bay Greek Revival with modern entrance portico.

**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Inventory—Nomination Form

Plattsburgh Multiple Resource Area, Clinton Co., NY  
Continuation sheet Item number 7

For NPS use only  
received  
date entered

Page 4

- |       |               |  |
|-------|---------------|--|
| 59-61 | 1865          | Brick, three-bay Greek Revival with raking cornice - modern commercial wing added.                 |
| 60    | 1850          | Frame, modest three-bay vernacular residence, altered siding.                                      |
| 62-64 | 1913          | Frame, two and one-half stories, vernacular double house, altered siding.                          |
| 65    | 1865          | Frame, one and one-half stories, modest residence with bracketed cornice, ornate entrance portico. |
| 66    | 1850          | Frame, late Greek Revival, altered siding, later porch added.                                      |
| 68    | 1855          | Brick, three-bay, late Greek Revival with later entrance portico and gable window.                 |
| 69-71 | 1908,<br>1930 | Two extensively altered residences combined as funeral home-commercial building, NON-CONTRIBUTING. |
| 70    | 1850          | Stone, three-bay Greek Revival with bracketed portico and bay window.                              |
| 72    | 1881          | Frame, two and one-half stories, vernacular, altered siding and porch.                             |
| 74-76 | 1913          | Similar to #72 above, with porches, clapboard siding intact.                                       |
| 75    | 1850          | Brick, three-bay Greek Revival with side wing, bracketed entrance porticos.                        |
| 78-80 | 1913          | Frame, scale and condition resembles #74-76 above.   |
| 82    | 1915          | Frame, two and one-half stories, vernacular, altered siding.                                       |
| 84    | 1910          | Frame, two and one-half stories, extensively altered, NON-CONTRIBUTING.                            |
| 84½   | 1927          | Frame, modest two-story vernacular.  |
| 86    | 1881          | Frame, two and one half stories, vernacular with altered front porch.                              |
| 88    | 1880,<br>1903 | Frame, two-story vernacular residence.   |
| 39    | 1905          | Frame, two-story Colonial Revival with modillion cornice, frieze, pilasters, portico.              |

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Plattsburgh Multiple Resource Area, Clinton Co., NY

For NPS use only

received

date entered

SEP 30 1982

Continuation sheet

Item number

7

Page

5

- |         | Continuation sheet | Item number  | 7 | Page | 5 |
|---------|--------------------|--|---|------|---|
| 90      | 1869               | Brick, two and one-half stories, Eclectic with decorative lintels, bracketed cornice, mansard roof, portico. |   |      |   |
| 91      | 1910               | Frame, modest vernacular with tripartite gable window.   |   |      |   |
| 92      | 1888               | Brick, two and one-half stories, Eclectic with shingled gable and dormer, classical entrance portico.        |   |      |   |
| 93      | 1910               | Frame, two and one-half stories, Colonial Revival with all detail intact.                                    |   |      |   |
| 94      | 1892               | Frame, two and one-half stories with extensive Queen Anne-Colonial Revival detail and corner tower.          |   |      |   |
| 95      | 1965               | Modern two-story apartment building, NON-CONTRIBUTING.   |   |      |   |
| 96      | 1870               | Brick two-story Italianate with bracketed cornice, lintels - obtrusive modern wing.                          |   |      |   |
| 100     | 1911               | Frame, two-story modest vernacular, altered siding.  |   |      |   |
| 102-104 | 1913               | Frame, two-story with projecting two-story bay window, siding altered.                                       |   |      |   |
| 107     | 1900               | Stuccoed, tile-roofed two-story residence with Spanish stylistic features.                                   |   |      |   |
| 108     | 1913               | Frame, two and one-half stories, vernacular with front and side entrance porticos.                           |   |      |   |
| 110     | 1888               | Brick, two-story, with brick corbeled cornice, lintels, quoins, classical porch.                             |   |      |   |
| 111     | 1905               | Brick, two and one-half stories, modest with bracketed cornice, dormer.                                      |   |      |   |
| 115     | 1897               | Frame, two and one-half stories Colonial Revival with corner tower, patterned siding, porch with balustrade. |   |      |   |
| 116     | 1875               | Frame, two and one-half stories Eclectic with mansard roof, decorative lintels and portico, siding altered.  |   |      |   |
| 117     | 1895               | Frame two-story residence with decorative gables, portico, siding altered.                                   |   |      |   |
| 119     | 1865               | Brick two-story Italianate with extensive exterior alteration.   |   |      |   |

United States Department of the Interior  
National Park Service**National Register of Historic Places  
Inventory—Nomination Form**

Plattsburgh Multiple Resource Area, Clinton Co., NY

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 6

- |                          |      |  |
|--------------------------|------|--|
| 120                      | 1905 | Frame, similar to #82 with porch intact.   |
| 121-<br>123              | 1910 | Frame two-story double house with corner towers -<br>roof, siding altered.                           |
| 122                      | 1850 | Brick, three-bay Greek Revival with later two-story<br>side porch.                                   |
| 124                      | 1901 | Frame three-story vernacular, extensively altered.   |
| 125                      | 1895 | Frame and shingle, Colonial Revival with all<br>decorative features and porch intact.                |
| 126                      | 1891 | Frame, three-story Queen Anne, altered siding.   |
| 127                      | 1899 | Frame three-story Queen Anne with loggia and corner<br>tower.  |
| 128                      | 1880 | Frame, two-story with mansard roof, bracketed cornice, porch, patterned<br>slate roof.               |
| 129                      | 1899 | Frame, two and one half stories Queen Anne/Colonial Revival with<br>modillion cornice, bay window.   |
| 130                      | 1899 | Frame, two-story modest vernacular with tower and side porch.  |
| 132                      | 1900 | Frame, two and one-half stories, resembles #127.   |
| 133                      | 1903 | Frame, two and one-half stories, vernacular with<br>porch and bay windows.                           |
| 134                      | 1920 | Frame, three-story Georgian Revival with dormers and<br>two-story entrance portico.                  |
| 15<br>Pleasant<br>Street | 1875 | Frame, two and one-half stories, Eclectic with slate<br>mansard roof, bracketed cornice, bay window. |

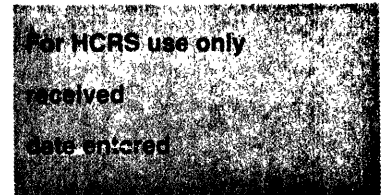
Court Street Historic District (continued)

Nineteen of the fifty-four buildings within the boundaries of the Court Street Historic District have experienced partial alteration, chiefly in the form of modern siding. Only two structures have lost sufficient integrity of design and materials to be considered non-contributing structures: The two residences at 69-71 Court Street have been physically connected and altered for use as a funeral home, while 84 Court Street has lost design features and its 1910 proportions when converted to an apartment building. The majority of altered structures contribute to the district in terms of their original decorative features. Changes which have occurred generally appear reversible, and the homogeneous quality of the district remains intact.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Plattsburgh Multiple Resource Area, Clinton Co., NY



Continuation sheet

Item number

7

Page

6a

The Point Historic District

Situated on the east side of Plattsburgh, this residential district consists of 38 structures, the majority of which were built between 1815 and 1880. The district is bounded on the west and north by the Saranac River, on the east by Lake Champlain, and on the south by modern military housing which is part of Plattsburgh Air Force Base. The surrounding built-up areas are residential to the west and south and commercial/industrial to the north and northwest.

The boundaries of the district encompass the earliest group of residences remaining in Plattsburgh, concentrated in the area of Peru and Bridge Streets. These early nineteenth  
(continued on page 7)



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Plattsburgh Multiple Resource Area, Clinton Co., NY

Continuation sheet

Item number 7

Page 7

For NPS use only

received

date entered

SEP 30 1982

century buildings are complemented by larger, fashionable brick houses built along McComb Street between 1850 and 1880. The southern edge of the district, Hamilton Street, is characterized by double houses and more modest dwellings of the late nineteenth century. A Gothic style carriage house at 11 Hamilton Street and a superintendent's cottage at 20 McDonough Street, now on separate parcels, were once dependencies of the B. R. Sherman House at 16 McComb Street.

An annotated list of buildings included in The Point Historic District follows: Non-contributing structures are noted.

Bridge St.

112	1938	Frame, one and one-half stories, bungalow, NON-CONTRIBUTING.
114	1939	Frame, two-story vernacular with front porches.
116	1850	Brick, three-bay Greek Revival with stone lintels.
118	1820	Brick, five-bay Federal period residence with end chimneys.

Hamilton St.

11	1855	Brick, Gothic carriage house to #10 McComb Street, orange patterned slate roof with dormers.
17-19	1877	Frame, two-story vernacular with clapboard sheathing.
21-23	1890	Frame, two-story, three-bay modest vernacular double house.
25-27	1880	Brick, six-bay double house with bracketed cornice and porch, end entrances.
29	1890	Brick, two-story vernacular with bracketed cornice.
33-35	1885	Brick, similar to #25-27.
37	1895	Frame, two and one-half stories with modest, Queen Anne detail, altered windows.
39	1895	Frame, similar to #37 with one-story porch.

McComb St.

5A&B	1867, 1890	Brick, two and one-half stories, double house, portico altered.
8	1875	Brick, three-story with mansard roof, entrance tower, Second Empire/Italianate details.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Plattsburgh Multiple Resource Area, Clinton Co., NY

For NPS use only  
received SEP 30 1982  
date entered

Continuation sheet

Item number 7

Page 8

- |        |               |  |
|--------|---------------|--|
| 9      | 1890          | Frame, two-story vernacular with corbeled chimney.   |
| 10     | 1865          | Brick, two-story with corner entrance tower, bay windows, bracketed cornice and portico.   |
| 11     | 1875          | Brick, two-story with gable roof, bracketed cornice and side porch, decorative iron lintels.   |
| 12     | 1850,<br>1880 | Brick, two and one-half stories, Greek Revival with later gambrel roof alteration, classical entrance, bracketed cornice.  |
| 13     | 1930          | Frame, one and one-half stories, bungalow, NON-CONTRIBUTING.   |
| 15     | 1820          | Brick, Federal period with two-story front porch addition.   |
| 16     | 1855          | Brick, square Italianate with bracketed cornice, tall paired windows.  |
| 17     | 1820          | Brick, two-story, three-bay, Federal period with tall paired end chimneys, flat-arched brick lintels, altered two-story portico.                                     |
| 18     | 1855          | Brick, two-story with central gable, bracketed cornice, two-story bay window.  |
| 22-22A | 1830,<br>1867 | Brick, three-story, Greek Revival altered to Italianate villa with slate mansard roof, towers, porches, iron lintels - stone library wing retained after alteration. |
| 24     | 1955          | Frame, one and one-half stories, modern aluminum-sided residence, NON-CONTRIBUTING.  |
| 26     | 1885          | Frame, two-story with sawed bargeboards, brackets, patterned slate roof - siding altered.  |
| 27     | 1875          | Brick, three-story with mansard roof and tower, Italianate/Second Empire decorative details, altered entrance.   |
| 28     | 1832          | Stone, three-bay Greek Revival with secondary five-bay facade, restrained classical details and cornice.   |
| 30     | 1885          | Brick, two and one-half stories with paired fenestration, decorative bargeboards.  |
| 31     | 1950          | Frame, one and one-half stories, modern residence, NON-CONTRIBUTING.   |

United States Department of the Interior  
National Park Service

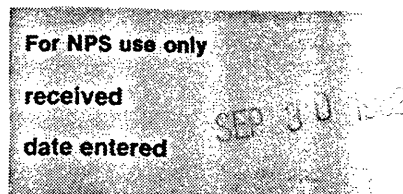
**National Register of Historic Places  
Inventory—Nomination Form**

Plattsburgh Multiple Resource Area, Clinton Co., NY

Continuation sheet

Item number 7

Page 9



MacDonough St.

- |    |      |   |
|----|------|---|
| 18 | 1935 | Frame, two-story vernacular with modern siding, NON-CONTRIBUTING.   |
| 20 | 1855 | Brick, one and one-half stories, cottage with cross gables bracketed cornice, brick quoins- caretaker's house to #10 McComb Street. |

Peru St.

- |    |                        |  |
|----|------------------------|--|
| 3  | 1803,<br>1820,<br>1860 | Brick, five-bay, Federal period with mid-nineteenth century crenelated bargeboards-earliest house in district. |
| 7  | 1815                   | Brick, two stories, three-bay Federal period with dentils, flat-arched brick lintels, paired end chimneys      |
| 9  | 1848                   | Brick, three-bay Greek Revival with earlier rear wing built 1797 as the original house.                        |
| 17 | 1860                   | Brick, square Italianate with bay windows, plain frieze, cornice and porch.                                    |
| 25 | 1850                   | Brick, three-bay Greek Revival with recessed entrance, original six-over-six light sash throughout.            |
| 29 | 1860                   | Frame, two-story vernacular with flat roof, broad eaves, decorated frieze, incongruous classical entrance.     |

## 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 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 checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" 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 checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1800-1920 **Builder/Architect** various

### Statement of Significance (In one paragraph)

The Historic Resources of the City of Plattsburgh consist of structures generally built between 1800 and 1920 which represent the variety of architectural styles and building types characteristic of northern New York during the nineteenth century. The nomination includes four historic districts and eighteen individual properties which were identified from comprehensive inventory as either outstanding or typical, well-preserved examples of their type, period or method of construction. All properties are significant for their association with persons and events which affected the historical development of Plattsburgh from a frontier settlement into the region's major commercial and population center.

The first permanent settlement at Plattsburgh was established after the American Revolution. In 1785, a group of investors and speculators from Poughkeepsie, New York, under the direction of Zephaniah and Nathaniel Platt and Simon Reeves, developed a series of grist and saw mills along the Saranac River.

By 1791, twelve building lots were laid out in the village, but they were not all sold until 1797. Though the village was relatively small it soon became the most important settlement in northern New York. By 1811, the village had grown to contain 78 dwellings, 4 hotels, 13 stores, 11 shops and offices, a tannery, 2 saw mills, a grist mill, and a fulling mill. During the nineteenth century, carding mills and marbel sawing mills were established along the Saranac, and cloth dressing, comb, and cotton manufacturing were begun nearby. By 1850, corresponding residential development extended to Broad, Brinkerhoff, Bridge and Oak Streets, and to "The Point" area across the Saranac. Plattsburgh prospered as a lumber milling and lake shipping hub and became a government center as the seat of Clinton County. The city's physical growth and economic expansion reached a peak during the second quarter of the twentieth century. Subsequent development has extended the city's boundaries to the west and north since the 1940's.

The nominated historic districts and individual properties represent the most distinctive or the least altered typical examples of Plattsburgh's nineteenth-century architecture. The three residential districts include Brinkerhoff Street, an architecturally varied yet compatible collection of mid-nineteenth century, middle-class houses;

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Plattsburgh Multiple Resource Area, Clinton Co., NY

For NPS use only
received SEP 30 1982
date entered

Continuation sheet

Item number 8

Page 2

Court Street, an assemblage of larger, late nineteenth and early twentieth century houses, and The Point Historic District, containing Federal period residences and large ornate mansions of the mid-nineteenth century. The fourth district, the United States Oval, incorporates buildings related to the development of Plattsburgh Barracks, the U.S. Military Garrison located in the south of Plattsburgh since the War of 1812. The district is significant as a well-preserved grouping of institutional buildings which survive with remarkable integrity.

The individual buildings included in this nomination are residential, institutional, ecclesiastical, and industrial. These structures were selected for nomination because they are the best individual examples of their type or style remaining in the city. They possess additional significance for their decorative details, physical integrity, historical associations with persons or events important to Plattsburgh history, and important building and construction methods. Several buildings exhibit the unusual "Quebecquoi" French-Canadian architectural details and design influence unique to Plattsburgh and seldom found outside Quebec.

Residences include the Charles Platt homestead on Boynton Avenue, a Federal period farmhouse which was built about 1802; a small, modest stone farmhouse at 42 Prospect Avenue which was built about 1845; number 176 Cornelia Street, a late Federal/Greek Revival (c.1825) stone farmhouse of substantial proportions; 24-26 Cornelia Street, a Federal style residence built in 1828; a typical Greek Revival style brick house at 56 Cornelia Street; the ornate Gothic cottage (c.1857) at 26 South Catherine Street; the modest, well-preserved worker cottage at 11 Lorraine Street (c.1865), the magnificent Second Empire style William H. Hartwell house, (c.1870) with its intact groundskeeper's cottage and carriage house; the superb Eastlake style multiple residence at 45-51 Lorraine Street. The Winslow-Turner Carriage House (1876) near the western end of Cornelia Street is the most imposing extant example of this building type in the city, though the main house no longer stands.

Significant industrial properties include: the Delaware and Hudson Railroad complex, including the station (1886), built by David Van Schaick of Albany and designed by A. W. Fuller of Albany, and the ancillary switching building and repair shop (1893), both built by James Ackroyd.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Plattsburgh Multiple Resource Area, Clinton Co., NY

Continuation sheet

Item number

8

Page 3

For NPS use only SEP 30 1982

received

date entered

Institutional structures include the S. F. Vilas Home for Aged and Infirmed Ladies (1889) at the corner of Cornelia and Beekman Streets, designed by architect Frederick Cummings; the unusual Quebecquoi Second Empire style D'Youville Academy (c.1878) on Cornelia Street; and the 1932 Hawkins Hall at Plattsburgh State University College, an example of the Collegiate Gothic style unique in the community and region. Two municipal structures are the imposing brick and stone Romanesque style Clinton County Courthouse (1889) and the High Victorian Italianate style Surrogates Building (1885) at 135 and 137 Margaret Street, both designed by architect Marcus F. Cummings.

Notable ecclesiastical structures include the St. Pierre (St. Peter's) Roman Catholic Church and rectory of 1865 on Cornelia Street; the adjacent D'Youville Academy; the First Presbyterian Church (1868-1873); 34 Brinkerhoff Street; and St. John the Baptist Roman Catholic Church (1874) and rectory (1909-1910) at 20 Broad Street and 7 Margaret Street, respectively.

Significance statements for each historic district are included below. Enclosed New York State Inventory Forms contain descriptive data and detailed information concerning the historical significance of each nominated individual property.

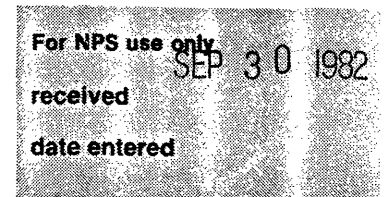
Brinkerhoff Street Historic District

The Brinkerhoff Street Historic District is a significant group of structures reflecting the mid-nineteenth century architectural tastes of Plattsburgh's middle class. Generally built by local merchants, manufacturers, and professionals, the houses are substantial brick or frame structures built as vernacular adaptations of Greek Revival, Italianate, Second Empire, Eclectic and Colonial Revival designs. The Brinkerhoff Street Historic District retains integrity of design, setting and materials and is the best example of a middle-class residential neighborhood surviving from its period in the city of Plattsburgh. Among the most notable structures in the district are numbers 65 and 67, a pair of one and one-half story houses with decorative slate mansard roofs, and number 59, an important Eclectic frame residence which retains a wealth of Eastlake detail decorated in its Victorian polychrome color scheme.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Plattsburgh Multiple Resource Area, Clinton Co., NY



Continuation sheet

Item number 8

Page 4

Court Street Historic District

The Court Street Historic District is significant as a homogeneous grouping of substantial residences which reflect the taste and prosperity of late nineteenth century Plattsburgh. In its scale, integrity, and architectural features, the district is the best preserved concentration of structures surviving from this period in the city.

As the commercial and legal center of northern New York and the Champlain Valley, Plattsburgh grew and prospered for nearly a century following the War of 1812. As the city expanded westward from Lake Champlain, merchants, bankers and professional men built large, stylish residences lining Court Street from 1850 to the first decades of the twentieth century. From the Stone Greek Revival style house at 70 Court Street to the highly decorated Eclectic residence at 15 Pleasant Street, to the imposing Colonial Revival style structure at 89 Court Street, the district illustrates the stylistic progression of upper middle class housing in the city of Plattsburgh during its most affluent era. The broad range of architectural features, including bracketed cornices, porte-cochères, tripartite windows, classical porticos and towers, adds variety and interest to the district streetscape.

The Point Historic District

The Point Historic District is historically and architecturally significant as a residential area containing both the earliest and the most fashionable houses built in Plattsburgh during the nineteenth century. Bounded by the Saranac River and Lake Champlain, "The Point" was first settled during the first decade of the nineteenth century and had become a fashionable residential area by 1850 when Plattsburgh's wealthy lumber and shipping magnates built their ornate homes there. The district encompasses notable examples of Federal, Greek Revival, Italianate, and Eclectic residential architecture and reflects the tastes of Plattsburgh's upper middle class from 1800 to 1880.

The area known as "The Point" figured prominently in the battle of Plattsburgh during the War of 1812. The house at 3 Peru Street served as the headquarters of General Alexander McComb. A British cannonball remains lodged in the south wall of the house. This and the adjacent houses at 7 Peru and 17 McComb Streets form the earliest concentrated grouping of structures extant in Plattsburgh and reflect the Federal period design characteristics of the region.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

Plattsburgh Multiple Resource Area, Clinton Co., NY

Continuation sheet

Item number 8

Page 5

SEP 30 1982

For NPS use only
received
date entered

By the middle of the nineteenth century, Plattsburgh's prosperous economy produced a class of wealthy merchants who viewed The Point as a prime site for erecting their fashionable residences. McComb Street became the focus of this development between 1830 and 1880. Houses built during this period range from the stone Greek Revival style house at 28 McComb to the orante Eclectic villa at 22 McComb. The broad, tree-lined street became the seat of Plattsburgh's most prominent mercantile families, and their houses remain with few alterations to illustrate upper-class life at Plattsburgh's economic zenith.



## 9. Major Bibliographical References

See continuation sheet

## 10. Geographical Data

Acreeage of nominated property see continuation sheet

Quadrangle name Plattsburgh, NY-VT

Quadrangle scale 1:24,000

UMT References

A 

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

  
Zone Easting Northing

B 

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

  
Zone Easting Northing

C 

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

D 

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

E 

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

F 

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

G 

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

H 

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

### Verbal boundary description and justification

Boundaries of all components of the nomination are delineated on the enclosed tax maps for each property.

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

NA

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

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

## 11. Form Prepared By

name/title Raymond W. Smith, Program Analyst

organization NYS Div. for Historic Preservation date September 1982

street & number Empire State Plaza, Bldg. 1 telephone 518/474-0479

city or town Albany state NY 12238

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

     national      state   X   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

9/29/82

For NPS use only

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

See continuation sheet for listing  
Keeper of the National Register

date

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

Continuation sheet

Item number

Page 1 of 3

Multiple Resource Area  
Thematic Group

dnr-11

Name Plattsburgh City Multiple Resource Area  
State New York

Nomination/Type of Review

Date/Signature

1. Court Street Historic District  
Substantive Review

Keeper

Attest

[Signature] 2/24/82

2. Brinkerhoff Street Historic District  
Entered in the  
National Register

for Keeper

Attest

[Signature] 11/12/82

3. Point, The, Historic District  
Entered in the  
National Register

for Keeper

Attest

[Signature] 11/12/82

4. First Presbyterian Church  
Entered in the  
National Register

for Keeper

Attest

[Signature] 11/12/82

5. Platt, Charles C., Homestead  
Entered in the  
National Register

for Keeper

Attest

[Signature] 11/12/82

6. Clinton County Court House  
Complex  
Substantive Review

Keeper

Attest

[Signature] 11/12/82

7. Marshall, Paul, House  
Entered in the  
National Register

for Keeper

Attest

[Signature] 11/12/82

8. Winslow-Turner Carriage House  
Entered in the  
National Register

for Keeper

Attest

[Signature] 11/12/82

9. Vilas, S. F., Home for Aged  
& Infirm Ladies  
Entered in the  
National Register

for Keeper

Attest

[Signature] 11/12/82

10. Bailey, William, House  
Entered in the  
National Register

for Keeper

Attest

[Signature] 11/12/82

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

Continuation sheet

Item number

Page 2 of 3

Multiple Resource Area  
Thematic Group

Name Plattsburgh City Multiple Resource Area  
State New York

Nomination/Type of Review

Date/Signature

11. Hartwell, W. W., House & Dependencies **Substantive Review**

Keeper

Thomas Lee Dargatz 11/12/82

Attest

12. Carpenter, John B., House Entered in the National Register

for Keeper

Delores Byers 11/12/82

Attest

13. D'Youville Academy Entered in the National Register

for Keeper

Delores Byers 11/12/82

Attest

14. St. John the Baptist R. C. Church and Rectory Entered in the National Register

for Keeper

Delores Byers 11/12/82

Attest

15. House at 56 Cornelia Street Entered in the National Register

for Keeper

Delores Byers 11/12/82

Attest

16. Wilcox, W. G., House **Substantive Review**

Keeper

Thomas Lee Dargatz 11/12/82

Attest

17. Hawkins Hall Entered in the National Register

for Keeper

Delores Byers 11/12/82

Attest

18. Ritchie, Z., House Entered in the National Register

for Keeper

Delores Byers 11/12/82

Attest

19. D & H Railroad Complex Entered in the National Register

for Keeper

Delores Byers 11/12/82

Attest

20. Story, H. W., House

**Substantive Review**

Keeper

Thomas Lee Dargatz 11/12/82

Attest

**DOE/OWNER OBJECTION**

EXP. 12/31/84

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page 3 of 3

Multiple Resource Area  
Thematic Group

Name Plattsburgh City Multiple Resource Area  
State New York

Nomination/Type of Review

21. St. Peter's R. C. Church  
and Rectory

~~Substantive Review~~

DOE/OWNER OBJECTION

Date/Signature

Keeper

Attest

Keeper

Attest

22. United States Oval Historic  
District

~~Substantive Review~~

23.

Keeper

Attest

24.

Keeper

Attest

25.

Keeper

Attest

26.

Keeper

Attest

27.

Keeper

Attest

28.

Keeper

Attest

29.

Keeper

Attest

30.

Keeper

Attest

RT+S